ENGLISH & ROMANCE-TYPE-HOMES

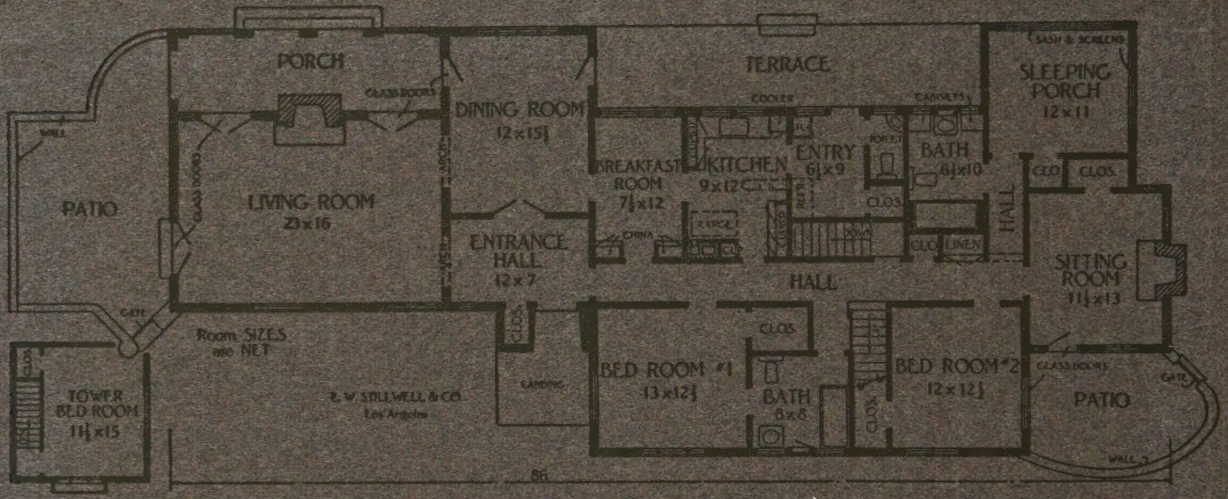
Spanish, Italian, French *and* English Types

Collected by

E.W. Stillwell & Co., Los Angeles

$1.50

COLORFUL, ROMANTIC COVER DESIGN



WHAT is said about style on the following two pages and all that is said about color on page 33 applies with particular force to this design. It is a strikingly colorful house in one of the new styles. Really it is a four-square house, beautiful from every angle.

The plan is original. Present frontage requires a wide front or corner lot. Turning it about, however, and looking at it from the other street front it would be beautiful on any 50-foot lot, with entrance either as it is, or through the living porch.

It looks like a very large and costly house but a figuring of the first and second story floor areas gives a total of only 2640 sq. ft. This need not involve any extravagant expenditure, even if somewhat above the average. It is a suitable type for lavish interior effects and furnishings.

The general plan is a fine example of the way we arrange all our houses so they may be servantless, if desired, with the strength, nerve force and sanity of the guiding spirit of the home fully conserved for the enjoyment of the things that come from leisure and freedom from domestic problems.

No. E-0. See pages 66-67.

Copyright, 1926, by E. W. Stillwell

1926

SEE SKETCH BLANK IN FRONT OF BOOK

Questionnaire for Special Plans

E. W. STILLWELL & CO.,
205 S. Broadway,
Los Angeles, Calif.

Dated.....

Dear Sirs:

The following data is supplied to outline our requirements for a.....story.....type.....to be built on.....street, between.....

Name.....

Address.....

.....

(1) Size of lot..... (2) Corner..... (3) Fronts..... (4) Building to front.....

(5) Which way does lot slope and how much?.....

(6) Where should drive be?..... (7) Soil sandy, clay, gravel or adobe?.....

(8) Will house walls be tile, brick, siding, stucco, or what?.....

(9) Will brick walls be veneered, or brick-and-tile, or solid, or "Ideal" hollow wall?.....

(10) Concrete foundation?..... (11) Size of cellar?..... (12) Cement floor?.....

(13) Basement rooms?..... (14) Basement partitions wood or what?.....

(15) Height of floor line above grade?..... (16) Can grade be raised by fill?.....

(17) Pitched or flat roof, or combination of both?..... (18) Will pitched roofs be wood or asphalt or asbestos shingles, built-up tar-and-gravel type, terra cotta or cement tile, metal tile or shingles, or slate?.....

(19) Sheathing and building paper for outer walls?..... (20) Double floors?.....

(21) Height of first story ceilings?..... (22) Second story?..... (23) One stairway?.....

(24) Stairs to attic—or hatchway?..... (25) May attic or second story rooms have partly sloping ceilings if advisable for architectural effect or cost?.....

(26) Name rooms wanted in first story.....

(27) Name rooms wanted in second story.....

(28) Breakfast alcove or breakfast room?..... (29) Size of front porch?.....

(30) House to be heated by..... (31) Fuel to be used?.....

(32) Water heater in screen porch or in basement?..... (33) Is gas available?.....

(34) Laundry trays in screen porch or basement?..... (35) Washing machine?.....

(36) Gas or coal range in kitchen?..... (37) Oil range?..... (38) Dish washer?.....

(39) Where chimneys for stoves?..... (40) Where fireplaces?.....

(41) Terra cotta flue linings?..... (42) Kind of mantels?.....

(43) Any bed rooms to connect with bath?..... (44) Where sleeping porches?.....

(45) May front door open direct into living room?..... (46) Want an entrance hall?.....

(47) Note This: Arrangement of rooms and connections are always governed by hall requirements. Often money can be saved and a plan simplified if ALL rooms NEED NOT open directly to a hall. Please describe the kind of hall connections you need.

(48) Where French Doors?..... (49) Where plaster arches?.....

(50) Where colonnade or cased openings?..... (51) Where mirror doors?.....

(52) Does your floor plan sketch give NET room sizes, or do dimensions include thickness of walls?.....

..... (53) May we increase outside width or length or both?.....

(54) Do you wish us to make changes in plan or exterior, as in our judgment would improve them?.....

(55) May we increase outside width or length or both?.....

(56) What amount do you expect to spend?..... (57) Does this include garage and outside work?.....

(58) If we think this is not enough, what shall we do?.....

(59) What can best be eliminated if necessary to reduce the cost?.....

(60) Wages of labor..... (61) Masons..... (62) Plasterers..... (63) Carpenters.....

(64) Framing lumber..... (65) Roofing per square..... (66) Cement.....

(67) Sand and gravel..... (68) Lath and Plaster..... (69) Face brick.....

(70) Cost of inside finish woods in primary rooms?..... (71) In secondary rooms?.....

(72) Cost of flooring in primary rooms?..... (73) In secondary rooms?.....

(74) Check the following equipment desired:

Draft cupboard (cooler)?.....Soap case over sink?.....Smoke hood over stove?.....

Ironing board in kitchen (or screen porch)?.....Size of kitchen cabinet or table?.....

Wood sink drains, or tile, or magnesite composition?.....Butler's pantry or stores closet?.....

Refrigerator in porch or kitchen?.....Size?.....Outside or front icing?.....

Clothes chute?.....Where china closets or buffet?.....Disappearing bed?.....

Book cases?.....Seats?.....Linen cupboard or closet with shelves?.....

Wood or steel medicine case?.....Towel cases in bath?.....Seat?.....

Pedestal lavatory?.....Bath tub plastered or tiled in, or enameled front?.....

Shower over bath or separate?.....Tile floors?.....Additional fixtures?.....

(75) Do you expect to have your plans made THOROUGHLY COMPLETE?.....

(76) Do you want an itemized material list?..... (77) When do you expect to start building?.....

(78) Want plans for garage?.....Separate or attached to house?.....How many cars?.....

(79) Names of builders, real estate firms or friends who might be interested in plans:

.....

.....

.....

.....

.....

.....

WE came to Los Angeles with the first of the million other home-seekers who have joined the quarter million city we found here in 1907. The California Bungalow idea that has since profoundly influenced the country's homes was just then being developed. We realized that here was our opportunity to work out a distinctive home planning and designing service.

This is a sort of Pictureland—a happy hunting ground for one who loves to study beautiful homes. The rapid growth in population, the changing styles, make it in many ways a real Fairyland come true. A yearly growth of 60,000 to 100,000 people in this one city alone, creates a demand for thousands of new homes annually and new ideas are eagerly sought for and tried out.

The public for which we work desires not only a variety of styles but distinctive specimens of each style. So, besides using original designs of our own, we select other designs that we think people elsewhere would like to build, with plans adaptable to other conditions. We seek to make our books a kind of exposition of what is being done hereabouts.

NOTE: This is our story. It tells who we are, why we are here, and the unusual service we give to homebuilders.

E. W. STILLWELL

Generally the original floor plans represent a certain family's needs, or are one man's idea if he has built the house to sell. We know from long experience that what suits one may not suit others. Therefore, we develop special new arrangements, often making our own plans over and over. In a way we try to work out standardized plans, generally for all-climate living.

Now that we are getting out this new book, I am asking Her who is such a keen observer and fair critic, to have the "last word" of this introduction about the one thing of paramount importance to all women—style.

SOLD BY
ALL CLIMATES PLAN BOOK AGENCY
Geo. L. Garlinghouse, Owner
Colorado Springs, Colorado

THE NEW ARCHITECTURAL STYLES

By ETHEL BROOKS STILLWELL

ONE of the happiest and most hopeful signs of our puzzling speed-mad times, is to be seen in the large and increasing number of thoughtful people who are coming to realize that the old beautiful ideal of home—the individual home, built for and owned by the individual family—is one of the most necessary and enduring satisfactions of life.

More and more these people are demanding that their homes shall be better homes, beautiful in appearance both inside and out, well built, and with adequate conveniences for comfortable and gracious living. Mere space is no longer a prime consideration in home building. A small home, well designed and adequately equipped, is more to be desired than a larger one if quality or convenience must be sacrificed to size. One-story homes are now the rule for people of average means and, happily, one-story homes today may be quite as attractive, as harmonious in line, as correct in style and as varied in design as the more expensive large houses.

Steadily, year by year, new ideas and new adaptations of old ideas have been developing to meet the demands of discriminating people; until we have, in the more populous and growing centers, several well defined types of home architecture, each beautiful in its own way, and designed to meet the special needs and tastes of widely varied groups of people.

Particularly is this true of Los Angeles and Southern California, where people come from all over the world to make their homes, people who have seen much of the beautiful architecture of older lands, and who wish to incorporate the best features of it in their own homes.

Very popular among these newer homes are the Romance or so-called Mediterranean types which have their inspiration in the architecture of south and west Europe—France, Italy, Spain, Belgium. At first glance these continental types, originating as they do in countries grouped more or less closely about the Mediterranean, would seem to have a good title to the term Mediterranean; but old Greece, having long ago developed the most magnificent architecture of the world upon the shores of the same sea, has a better one. Therefore we prefer to use the undisputed and equally appropriate title of Romance for the architecture of the Romance language countries, which have derived their speech from the Latin of ancient Rome.

English houses, both one and two story, are equally popular and attractive. Colonial styles retain a large measure of popularity, especially in the two-story house with the spacious background which these styles seem to demand. There are, also, numerous examples of Egyptian, Moorish and Aztec types, most of which are still in the experimental stage.

Naturally, in such a varied and rapid adaptation, mistakes can be and often are made by those who have not had sufficient study and experience to judge the result of experimentation. Yet it should be remembered that slavish imitation may be as foolish in its way as "architecture run wild." It should be remembered that all architecture is the result of slow growth, gradual improvement to meet varying conditions and increasingly high standards of living. Without changes we should have no styles, no houses at all, no progress of any sort.

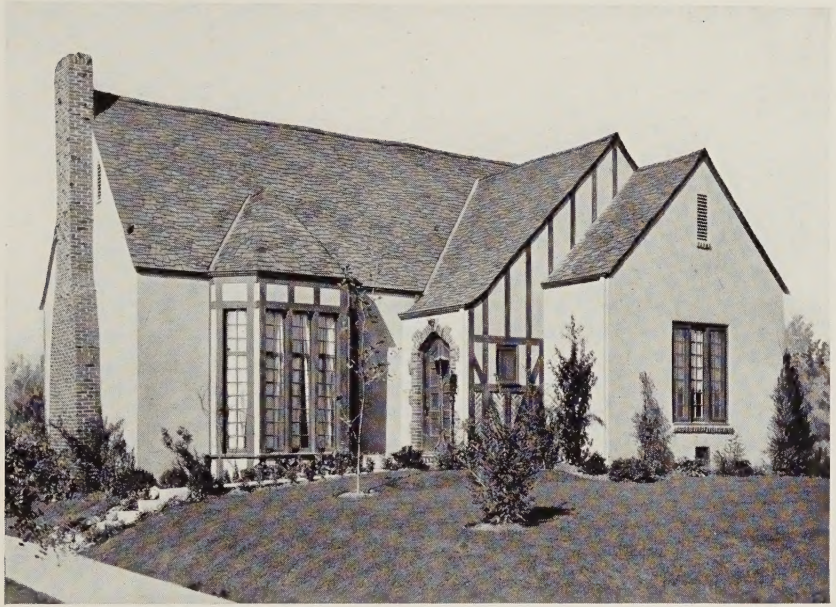
People who will not countenance any variation from established styles are following the shadow rather than the substance of their fine ideal. They are as absurd in their contention as the unimaginative zealot who refused to equip his Colonial home with modern conveniences because the houses built in Colonial days had none.

Had the opportunity offered, the people of Colonial times would have hailed our furnaces, electric lights and modern plumbing with delight; and that without in any way impairing the fine flavor of life as they knew it. Their absurd copyist doomed himself and his family to perpetual discomfort and real hardship for the sake of a slavish and meaningless imitation. The true spirit of style is not a fixed thing but a principle, modified naturally by time, circumstance and increased knowledge and experience.

Variations, then, are not only permissible but, when made to meet definite needs or conditions, highly desirable. They can not, however, be made successfully by haphazard; not without long and careful study of the principles of architecture and design, and of the particular style of architecture upon which the variation is made. Only by variation can any style be developed to its highest point of perfection, but the variation must be made to harmonize in every detail if the result is to be good.

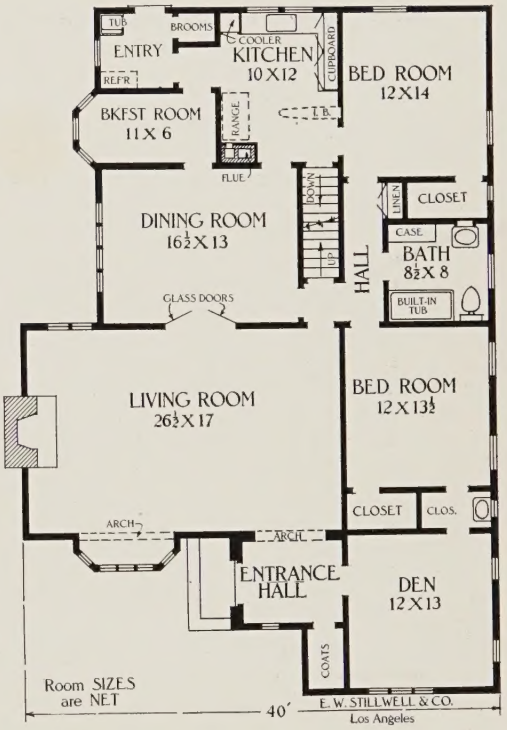
Therefore we feel that there is a large field, an immediate need for such a book as this one; a book which sets before you in concrete picture form the best examples of the newer architecture of the South and West; beautiful, practical, up-to-date homes which can be matched nowhere else in the world today.

Many of these houses follow faithfully, line for line, the styles which they represent. If one of these meets your individual requirements, it is, of course, your best choice. If, however, a house of modified lines meets your needs more fully or pleases you better, you may use it with entire confidence. All these houses are correct in principle and proportion, harmonious in line and spirit, finely balanced and in excellent taste.

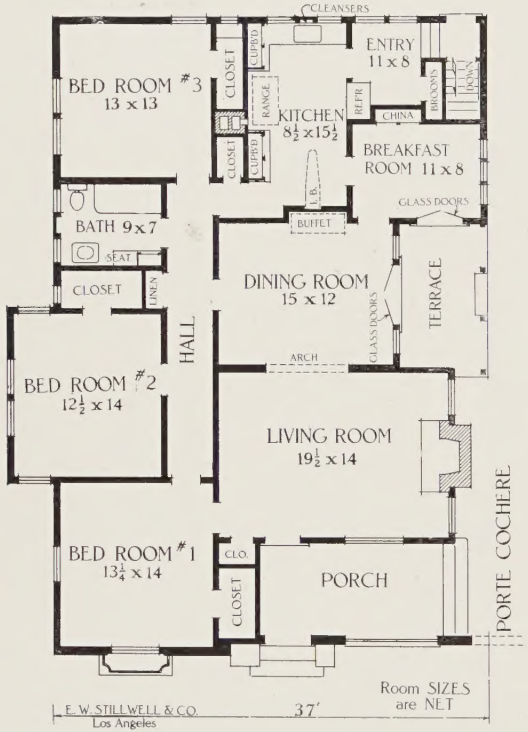


AN exquisitely designed English stucco house, correct in every detail. Exceptionally fine features are the large bay window with its many small panes, high walls of decorative timbering and the brick arched entrance. The rooms are high ceiled, and the living room has additional height in a slightly vaulted ceiling. There is a rough finished attic with stairs of easy access. One upstairs room may be finished in the attic if desired.

The den or study is arranged for complete privacy. It can be used as a professional office or as a bedroom. There is ample closet space. One of the finest small houses.



No. E-3. See pages 66, 67 and 68.

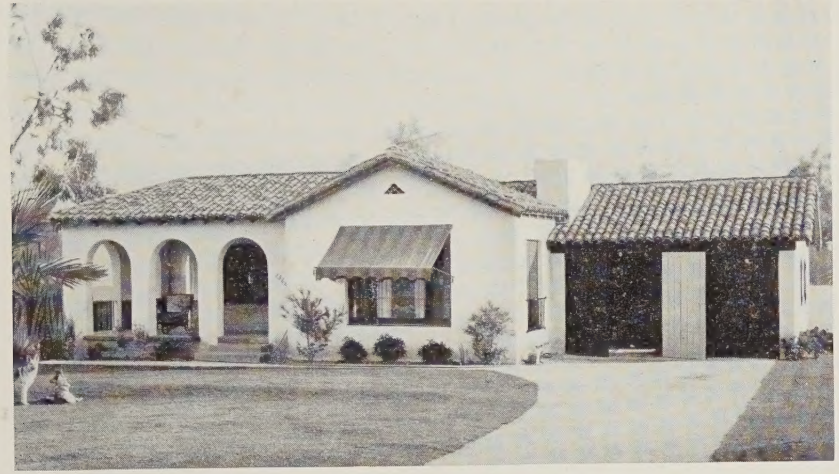


No. E-4. See pages 66, 67 and 68.

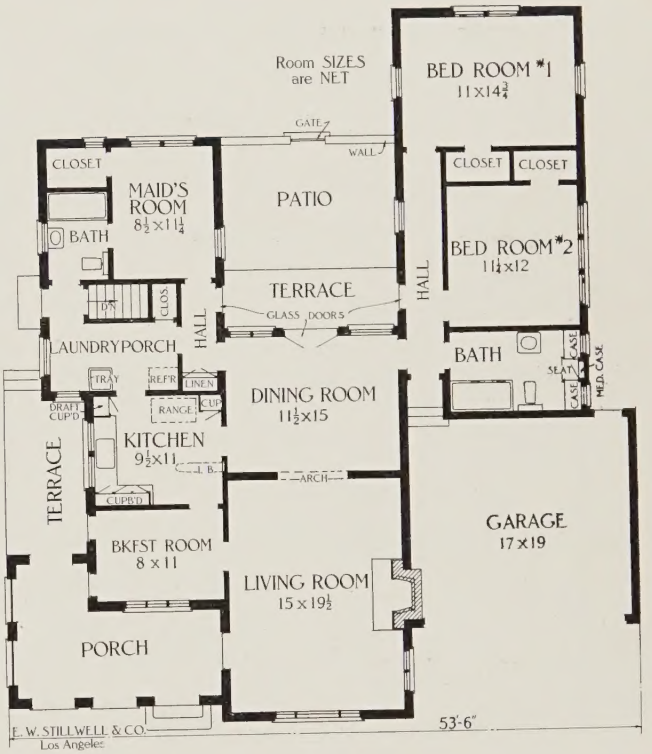
A GOOD design in stucco on wood frame with a Spanish-Mexican flavor. Spanish clay tile roof. Fine living porch with large open arch repeated in the porte-cochere. Entrance arch repeated in the ornamental recess above the small-paned front window. A decorative plaster medallion and an iron grille add further interest. There is a side sun terrace with pergola posts and beams and a commodious breakfast room with built-in china closet, an enclosed grade landing, a feature combining comfort, safety and lessened expense since it serves both rear entry and basement, eliminating the necessity for outside stairs.

The dining room has a recess or alcove for receiving a movable buffet, and there is a curved arch between dining room and living room.

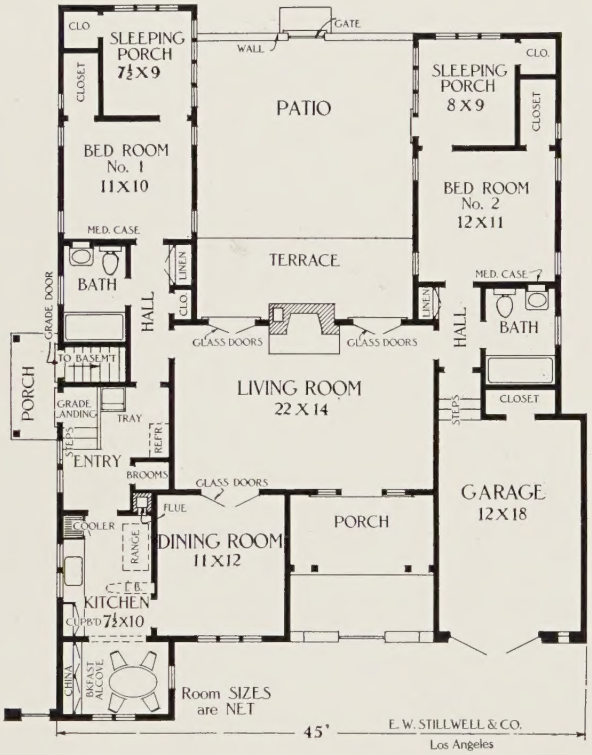
Note the unusually good kitchen plan with range between cupboards and near sink. Refrigerator planned for outside icing. A particularly happy arrangement for convenience and attractiveness.



STUCCO on hollow tile, a most durable and satisfactory construction. Roof is of hand made Cuban tiles. There is an attached two-car garage, a pleasant porch with arched facade and entry to an open terrace. An awning adds a gay touch of color, and affords sun protection. The dining room has glass doors opening into a delightful patio with a terrace through which easy communication between sleeping and service quarters is secured. Comfortable, attractive and down to the minute.



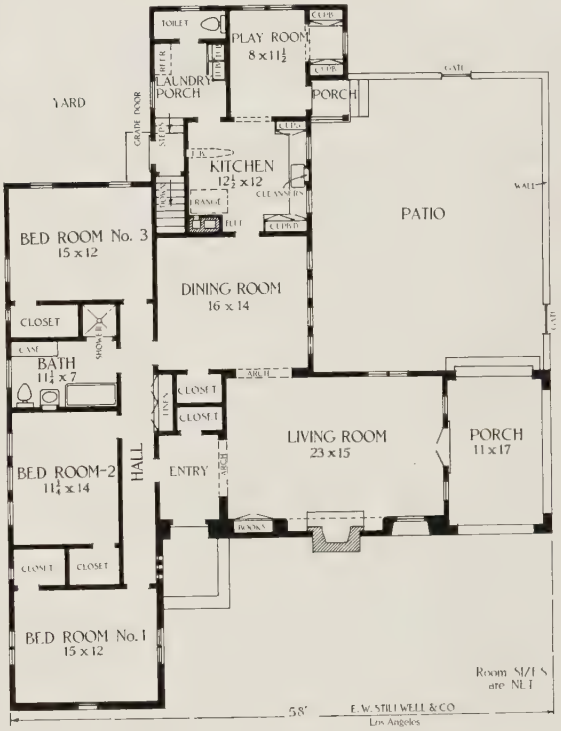
No. E-5. See pages 66, 67 and 68.



A STRIKING and conveniently planned stucco house with the popular attached garage. There is an open living porch in front, enclosed by shaped plaster railings and an iron gate. An iron grille footing the dining room window group, and flower box under the breakfast alcove group, are pleasant decorative notes.

The breakfast alcove is placed in front, affording a pleasant outlook for this increasingly useful feature. The kitchen is placed convenient to the dining room and is well arranged. The entry has a good broom closet, refrigerator space and a grade landing. Glass doors lead from the living room to the dining room and to the rear terrace and walled patio, which forms one of the most delightful features of a thoroughly practical and desirable house.

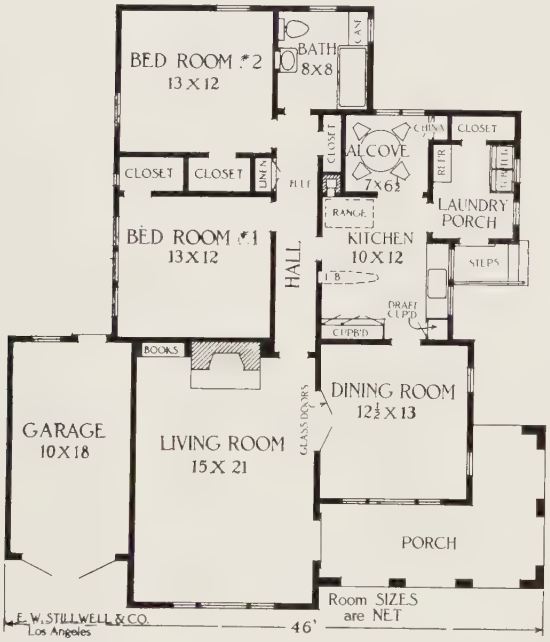
No. E-6. See pages 66, 67 and 68.



THIS house with its low broad lines and clay tile roof has the real flavor of old Spanish-California. Note especially the recessed entrance arch, and the open porch with its large opposing arches affording an intriguing glimpse of the rear garden patio.

The play room provided in the plan may be used as a breakfast room if preferred. A shower bath and many good closets add to the convenience of the house. A desirable detail is the small cleaning cupboard over the sink between the kitchen windows. The living room is large and unusually well situated, having a pleasant outlook on three sides. An extremely attractive and livable house.

No. E-7. See pages 66, 67 and 68.



TWO points of excellence in this design are the inviting open porch with its graceful arches, and the large many-paned bay window in the living room. The attached garage adds to the apparent size and pleasing outline of the house as well as to the convenience of living. This is one of the most popular ideas of recent introduction in home architecture. The roof is of hand made tile.

The living room is of good size, pleasantly proportioned, with well-balanced openings. The kitchen has an efficient draft cupboard and pleasant breakfast alcove with china cupboard. The laundry porch has two set trays. A compact, pleasing and desirable little home.

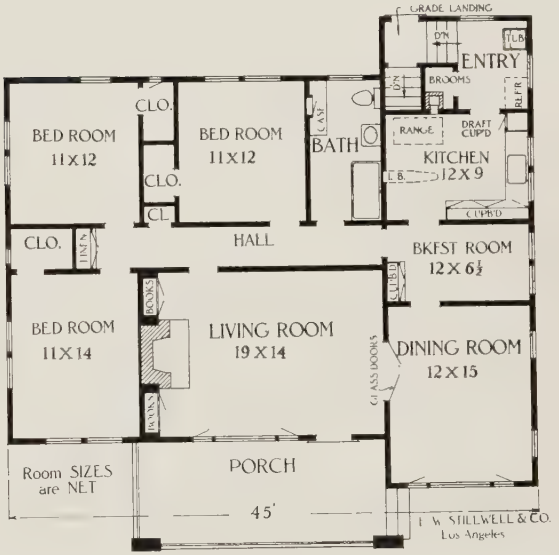
No. E-8. See pages 66, 67 and 68.

ALTHOUGH the builders of our day appreciate the advantages of planning a house for convenience and easy living, the comfort of a good front porch is often too little considered.

This is one of the new bungalows that has a hospitable atmosphere because of its inviting wide open front porch of generous depth. The entrance is from the side and the greatest privacy may be had by letting down the rolled shade from the inside.

The accessibility of all the rooms of the house from the one hall is fine. The kitchen, though separated, is very accessible and is arranged for efficiency. Bath and closets are extra large.

The walls are frame but can well be masonry. A good all-climate design and one sure to please.



No. E-9. See pages 66, 67 and 68.

SENSIBLE unpretentiousness makes this a "homey" place to look at and to live in. It is designed with pleasing lines in an inexpensive way yet without appearing as a "cheap" house. It is a frame wall building with good shingle roof. If one prefers, tile may be used in both places.

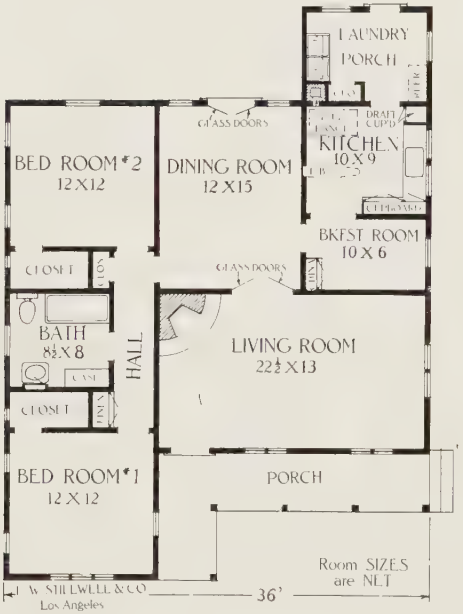
Although a typical Southern house, it illustrates the growing popularity of an outer vestibule and wrap closet. Cellar stairs, less common in the South, can be omitted and the space put to other good use.

No. E-10. See pages 66, 67 and 68.

ANOTHER good small house in stucco with large Spanish tile roof, and the ever popular attached garage. The garage door detail is very good. There is a recessed entrance and a gay painted spindle grille over the wrap closet window.

Glass doors lead from the living room to a private porch and court in the rear. There is no breakfast room provided, but the kitchen is large enough for a table and chairs. This is a good way to cut down cost in a small house. There is a draft cupboard in the kitchen, a good linen closet and lavatory with toilet off the laundry porch. A very fine complete small home.

No. E-11. See pages 66, 67 and 68.



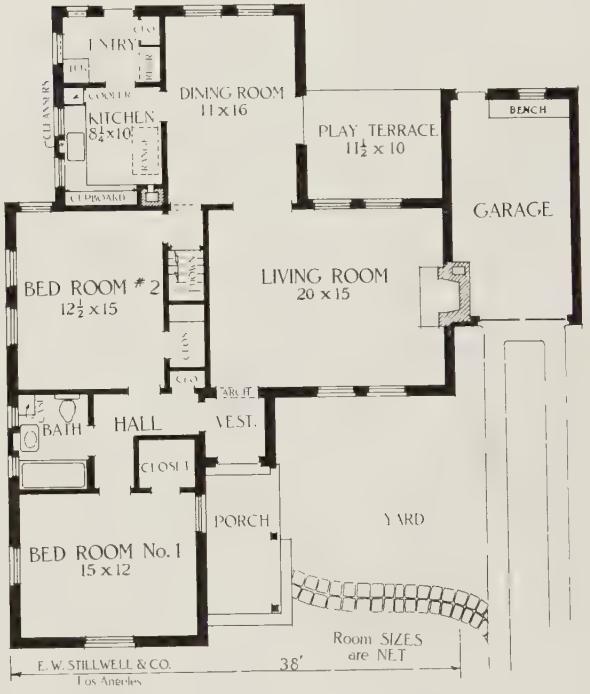
A SHINGLE roofed stucco house of simple but pleasing broad lines. The main exterior feature is the large open living porch which affords the maximum of comfort in hot weather. A carefully worked out color scheme bears a large part in making this a wonderfully attractive and restful home.

The living room has a large corner Spanish fireplace with circular hearth, and three groups of windows. There is a linen closet and other closets in serviceable number and size. The laundry porch has two tubs, ample refrigerator space and a nice broom closet. An ideal home in its proper setting.

No. E-12. See pages 66, 67 and 68.

THIS attractive house is made to appear larger than it is by the addition of an attached garage. Arched windows and porch work and window blinds add interest and variety to an otherwise simple and inexpensive design. Tile may be substituted for the shingle roof if desired, or the whole house may be of wood instead of stucco.

The play terrace is a pleasant and useful feature of the plan, as many women like to perform many of their lighter tasks as well as spend their leisure in the open air.



No. E-13. See pages 66, 67 and 68.

AN excellent stucco house designed to fit and look well upon a comparatively narrow lot. The walled garden forecourt or patio makes for a pleasing privacy in the enjoyment of the out-of-doors, yet is most inviting to the eye.

Plaster barred ventilators in the gables and entry wall break the plain surfaces pleasantly and secure additional comfort and air to the house. The roof of large Spanish tile may be changed to shingles if the cost must be considered. Strong color contrasts are at their best in a house of this type.

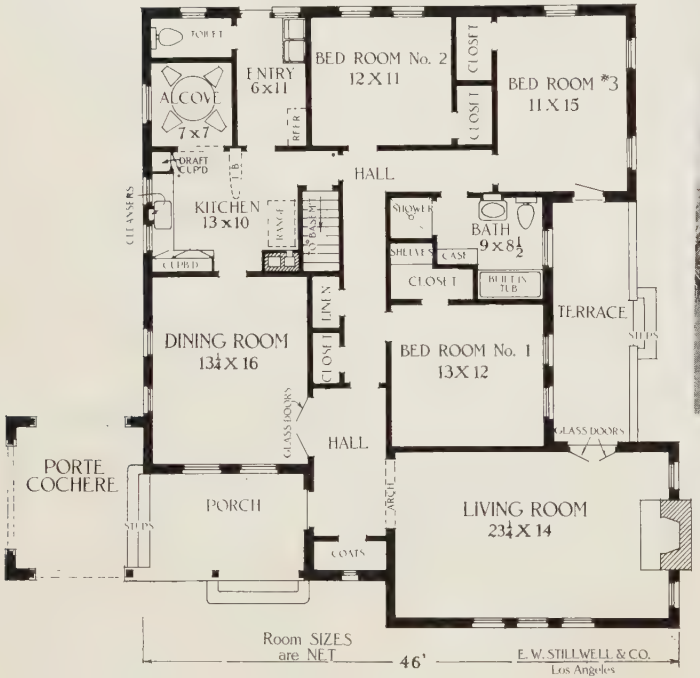
No. E-14. See pages 66, 67 and 68.

REAL ESTATE men are revising their ideas about the width of lots and now sites for the wide small house are becoming more often available.

The outstanding idea in this plan is that of privacy with comfort. The living room looks out into a big walled patio that has grass walks and a fountain. The sun porch steps down from the living room and has a paved floor flush with the patio into which it opens with French doors.

The planning of the breakfast room is a unique feature, as the room can be used for other purposes, such as study or nursery if one wishes. Note that all primary rooms have two window walls providing plenty of ventilation and leaving ample furniture space. High class in every way.

No. E-15. See pages 66, 67 and 68.



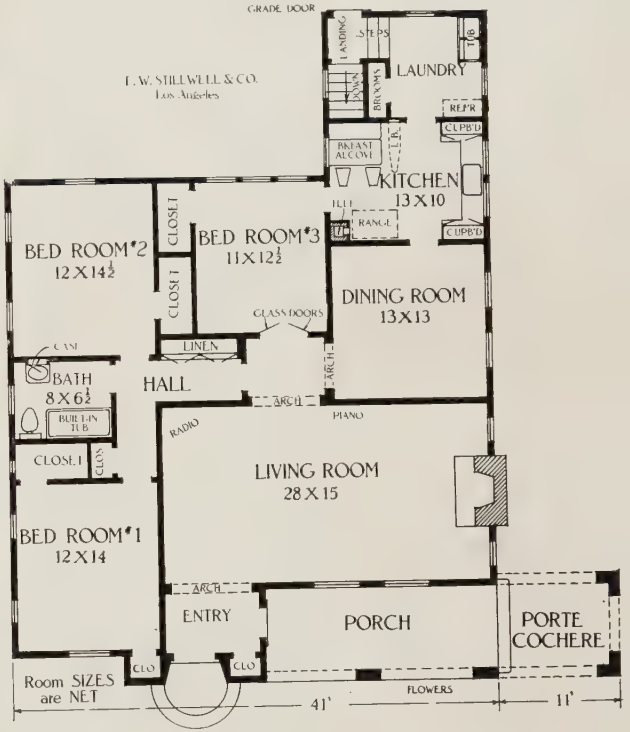
THIS is one of the best built Spanish types with tile walls. It is a type especially adapted to the regions with a long heated period, but good anywhere.

The porte-cochere and deep living porch afford good hot weather protection. A sunny terrace gives two very desirable side exits.

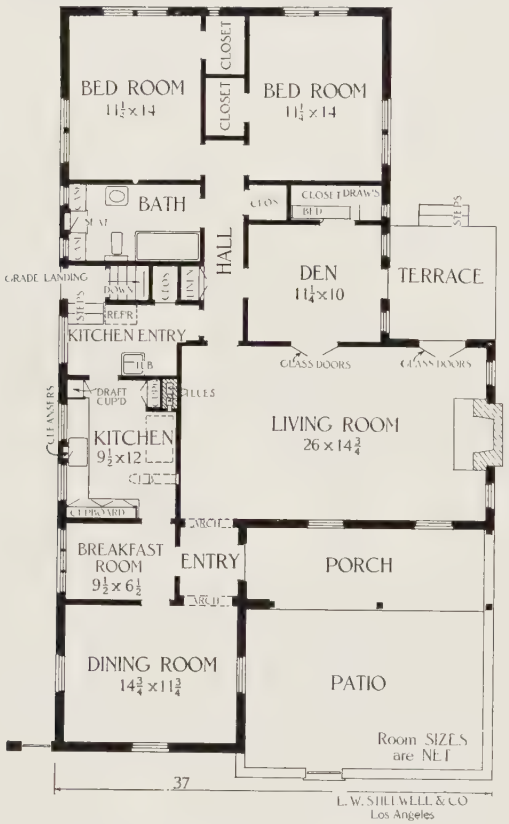
The plan provides exceptional accessibility of rooms. There are a number of excellent features that are usually found only in more costly homes—extra closets, shower, splendid plumbing arrangement, etc. It should be noted that this plan, like some others, is arranged so that the two rear bedrooms might be enlarged or have a sleeping porch added. A delightful home.

No. E-16. See pages 66, 67 and 68.

A STRIKING and beautiful house in the newer Spanish manner. The white stucco wall and rose red tile roof contrast delightfully with the green setting. There is a fine front porch which extends into a porte-cochere under the same roof and with the same arch construction. Circular steps lead to the entrance, which accents the Spanish air by its characteristically shell-recessed door way. The large living room is a splendid interior feature.



No. E-17. See pages 66, 67 and 68.



No. E-18. See pages 66, 67 and 68.

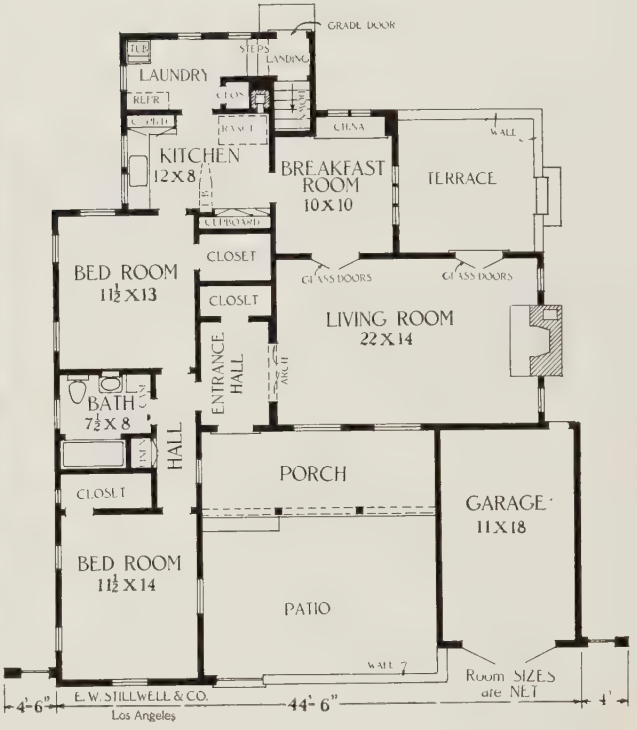
A WELL designed and eminently desirable house which does not require a wide lot. There is a walled garden forecourt or patio and a good living porch, protected by an awning which may be lowered at will against the sun. High color contrasts especially pleasing in this type of house, are afforded by the variegated tile roof, gayly striped awning and stained or painted blinds. Tile ventilators break the space above the dining room windows.

The large living room has light from three sides. Glass doors lead to the rear terrace, which is accessible also from the den. There is a grade landing for the service rooms at the side of the house, an arrangement that is increasingly popular in the later style homes.

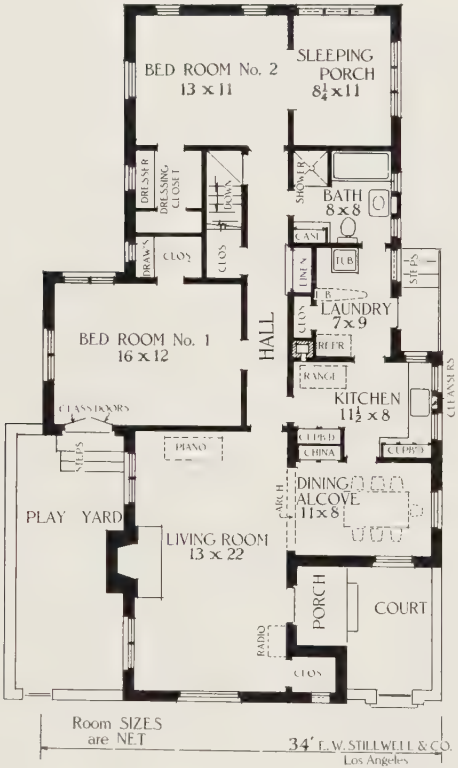
THE broad effect even in small houses is very popular in the newer residence districts. When the garage can be set down in front with sunken driveway approach on a high lot this is a good idea. The house then spreads over into the wasted space usually alloted for the driveway. This has the added advantage of permitting attractive landscaping of the back yard.

Some of the most alluring homes have beautiful private back yard parks.

This is a beautifully arranged plan for a good rear outlook and for quiet privacy.



No. E-19. See pages 66, 67 and 68.



No. E-20. See pages 66, 67 and 68.

MANY of the latest Spanish houses put great emphasis on the living room. This has not only the high vaulted ceiling but the big arched studio window. Looking out through the clear plate glass one gets a great outdoor picture effect.

True to the modern idea of minimizing labor, only a small dining room is provided but the wide arch permits of encroaching on the living room on occasion. While the kitchen is compact it has an abundance of cupboards and is extra well lighted Note the extra size of closets and the shower bath.

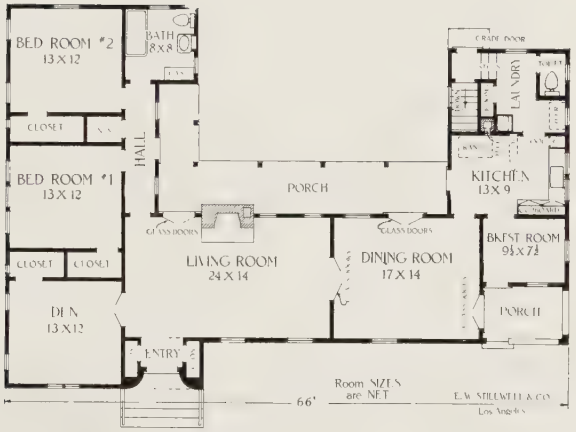
THIS is a distinct type of Spanish, the indented tile with pattern tile below and barred window being characteristic. Tiles and window bars have high color notes that set off an exterior of simple lines.

Kitchens are now often pushed toward the front of the house where, as in this plan, they are entirely unobjectionable. With such an outlook and with such fine facilities every day work is made as pleasant and agreeable as possible.

With a family of children it is a fine thing to have the back play terrace. The door in the hall saves many a step and eliminates much traffic that often goes through the important rooms.

Note the alternate suggestion for dining room connection to front hall.

No. E-21. See pages 66, 67 and 68.

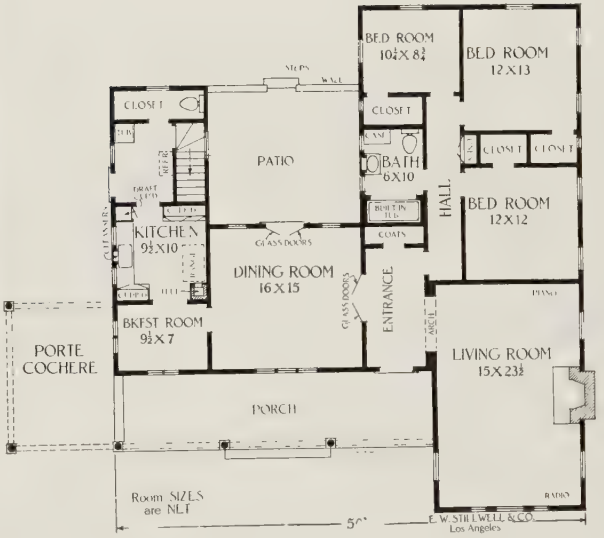


EXPANSIVE views, especially a mountain background, can be taken advantage of only with a wide open plan. It makes possible a rambling exterior effect that is very informal and pleasing.

This house is of standard frame construction with a shingle roof pitched rather low. The broad entrance steps have wrought iron hand rails and iron grilles are placed at some of the front windows.

There is a very comfortable living porch with doors that make rooms conveniently accessible from the rear. A maid's room might be arranged in the breakfast room corner. A spacious home designed for gracious living.

No. E-22. See pages 66, 67 and 68.

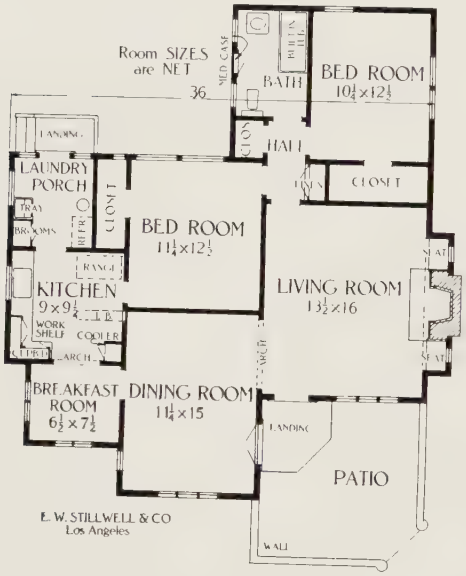


THIS house is a special version of the Spanish style. It is the less formal, country type and is inexpensive for its size.

Wood posts are used and the porch effect is carried out in the porte-cochere. Walls are frame and the roof shingled irregularly. Note the massive cowled chimney and the accurate balance of the design.

The plan is a very desirable arrangement with large, light, airy rooms.

No. E-23. See pages 66, 67 and 68.



THIS is a frame house, of modified Spanish type. Note the grilled attic ventilator and the colorful outside drapes for the dining room French doors. The roof is of shingles laid more or less unevenly.

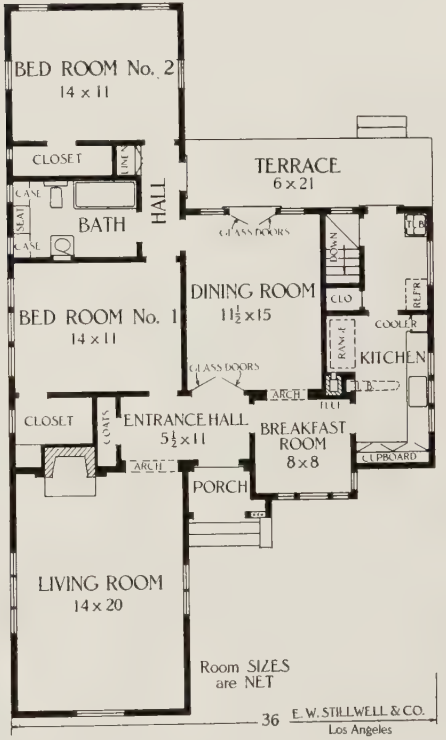
It has a very uncommon room arrangement, with high class accommodations for simple living. Rooms are rather larger than usual in six-room houses, and closets, too. As there is no basement stairway the back porch was developed for laundry equipment.

This is one of the finest little architectural gems to be found anywhere.

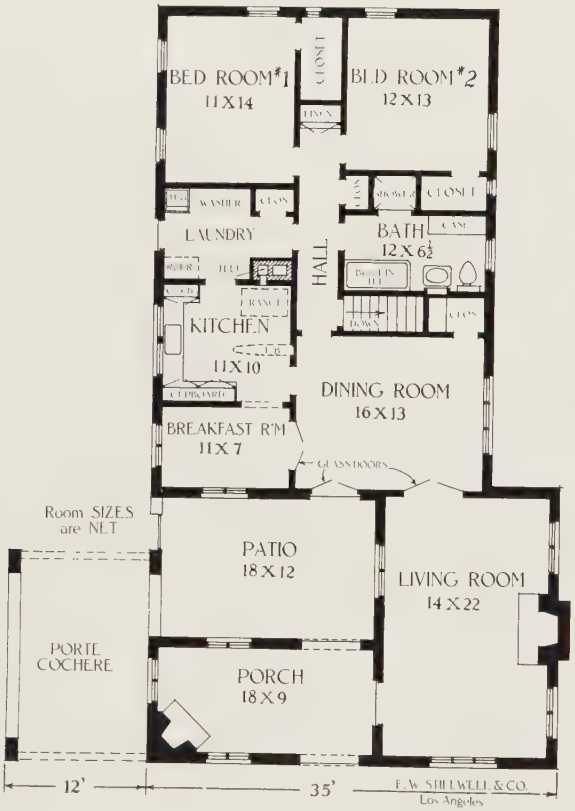
No. E-24. See pages 66, 67 and 68.

A FINELY designed house of essentially English lines. The large, severely plain living room window is excellently proportioned and indicates the fine restraint which characterizes the house. Pleasing decorative notes are attained by the small amount of half-timbering and by the end set brick of the steps and top chimney course. The roof lines are pleasantly broken by the entrance gable and breakfast room extension. Chimney pots and gable ventilators add to the ensemble.

There is an entrance hall not often found in a house of this size. The interior arrangement is rather unusual but thoroughly practical and delightful. A home of refinement and real beauty.



No. E-25. See pages 66, 67 and 68.

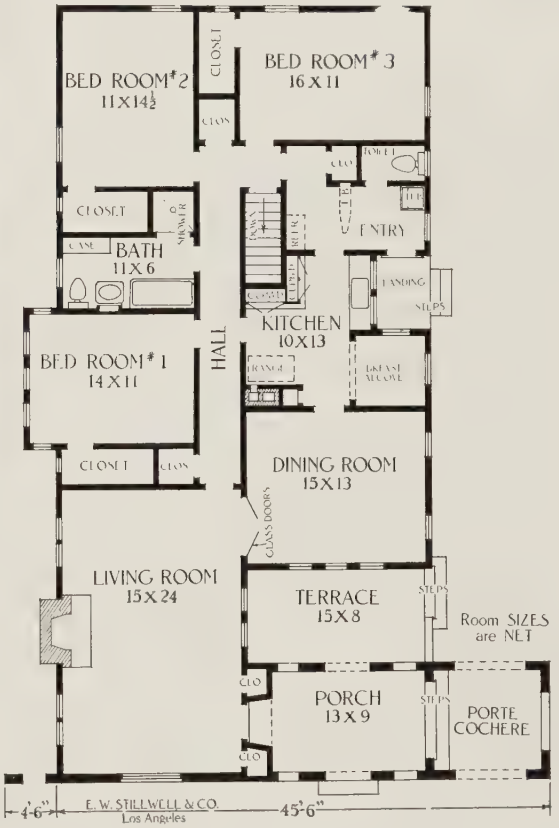


No. E-26. See pages 66, 67 and 68.

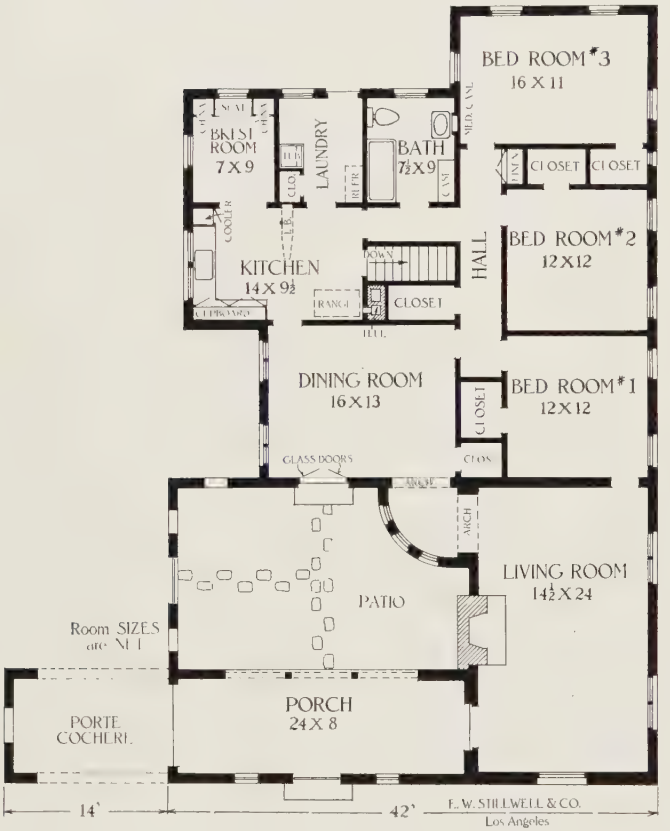
THE flavor of old Spanish California is most happily exemplified in this characteristically low-roofed wide-front house. A porte-cochere under the main roof helps to achieve width and the desirable air of spaciousness and charm. The wide-arched entrance porch has a corner fireplace which greatly enhances the enjoyment of outdoor life. The porch leads through a similar arch to an inner court or patio, the value of which to everyday life or to successful entertaining can scarcely be over-estimated. A spindle grille over one of the large windows helps to carry out the Spanish effect.

IT IS no longer felt necessary to make a home *look* big. Many very costly homes have a great deal more space and run farther back on the lot than one would expect at first glance. As a rule such houses are built for the utmost comfort (no weary stairs to climb). They are exceptionally easy for housekeeping; the kind of a plan for the servantless family.

This front shows the popular studio-windowed living room, the secluded porch that is both Spanish and Mexican, and protected driveway.



No. E-27. See pages 66, 67 and 68.

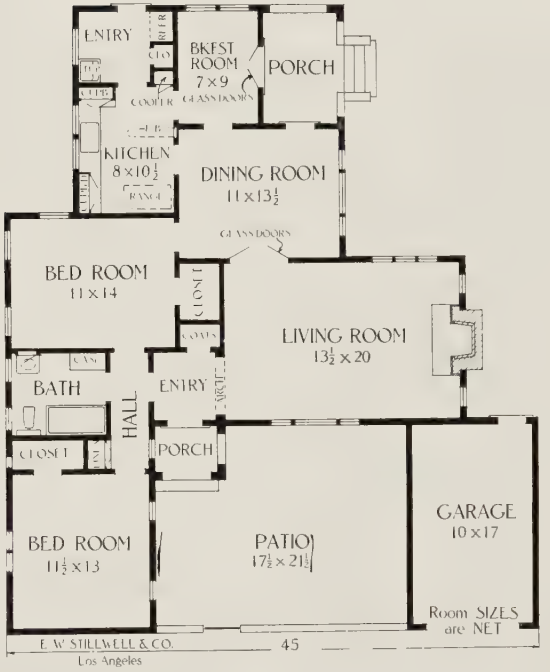


No. E-28. See pages 66, 67 and 68.

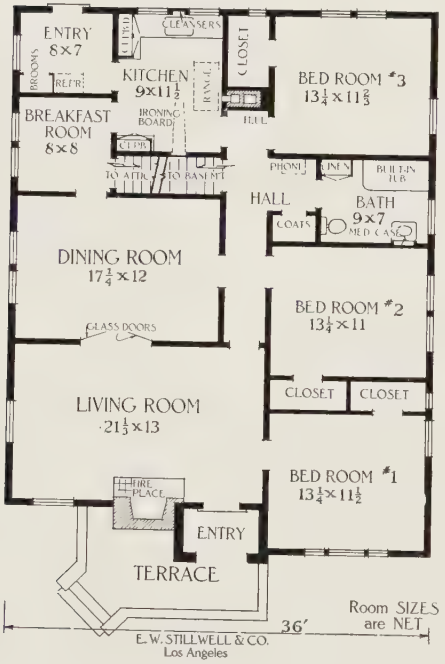
ONE of the very newest styles is the Mexican-Spanish as shown here. They are frequently characterized by patios and open porches walled off from public gaze. Note the substantial effect of the thick wall openings for the porch gate and living room windows. Such wall effects are often obtained with double stud frame but it is better to use tile or brick.

The show roofs are of tile but the rear roofs may as well be of less expensive material, and still just as comfortable, if the flat roofs are properly ventilated and insulated.

A GOOD house for a slightly sloping site. The effect is a modified Spanish. The garden forecourt has a shaped cement wall which suggests privacy and seclusion, yet allows a fascinating glimpse of growing things beyond. There is a small porch with an iron grilled gate, and a small entrance hall with a convenient coat closet. The attached garage is on a lower level than the main part of the house, to conform to the ground contour. A small rear porch adds attraction to dining and breakfast room. An excellent choice for a gentle slope.



No. E-29. See pages 66, 67 and 68.



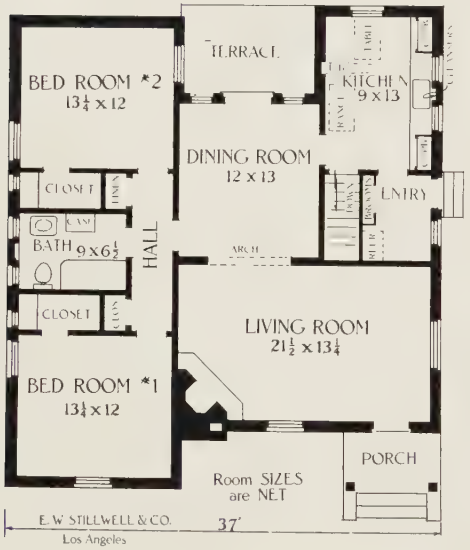
AN ornamental but thoroughly good style house; one that will attract favorable notice anywhere. Entrance and chimney are of brick, the remainder of the walls of stucco with half-timbered gables. The combination is a striking one and much favored in houses of the English type. The roof is of shingles laid in doubled courses, and the gable edges are rolled. The entrance door and large front window have gracefully proportioned arches, and the ornamental 2-flue chimney adds a final touch of satisfying distinctiveness.

No. E-30. See pages 66, 67 and 68.

HERE is one of the conservative Spanish type bungalows of typical wood frame stucco construction and tiled roof. The wide porch arches give a substantial and graceful effect, simply and inexpensively.

The general plan is one of the most popular for a six room house, good large rooms, big closets, inside stairs to a basement, breakfast alcove, etc. The bath is extra large. One of the attractive features is the little walled patio one step below the house floor.

No. E-31. See pages 66, 67 and 68.



The plan is one that is universally popular in California and should be more generally accepted elsewhere. It makes a very economical use of floor space and the interior effects in the main rooms are very good. An excellent choice both in comfort and good style.

No. E-32. See pages 66, 67 and 68.

ONE of the big insistent demands of the day is the better designing and better planning of the small house of brick for there is a dearth of good ones.

This is a beautiful design of common red brick that has been sprayed with white stucco paint. The roof is of good wood shingles with the woven English style and rounded thatch effect in the cornices.

THE GROWING USE OF COLOR

COLOR plays a very large part in the newer architectural ensemble. To a surprisingly great extent it can make or mar the effectiveness of any design.

Many an otherwise commonplace house has been given an air of distinction by the clever use of color in a definite and harmonious scheme, and many an excellently designed house is marred in its final effect by the injudicious choice or inexpert handling of the color scheme.

A good rule to remember is that, in general, colors should be toned with gray and modified to harmonize with the colors used with or near them. Large background masses, as walls, should carry only neutral or very much grayed out colors, leaving the high accents to smaller areas.

Spanish and Spanish-Mexican houses, as a rule, carry the highest color. Their white or light toned plaster walls, with rose-red or variegated tile roofs and green garden settings make an ideal background for gay curtains and awnings of orange, scarlet or blue, frequently accented by contrasting colors. The whole effect makes a vivid picture of indescribable gayety and charm.

Italian houses take more kindly to delicate light-toned colors and less striking contrasts. Elegance and charm are inherent in the style itself, which more nearly approaches the classic than does any other modern style.

French and other Continental types usually are most successful in neutral backgrounds with medium toned color contrasts, frequently much grayed out.

English houses are most subdued of all, in keeping with the quietness and restraint so characteristic of England. Warm grays, dust browns, soft tans and creams are the keynotes of color in English frame and stucco houses. Many of them are restricted entirely to these restful neutral tones, and yet achieve distinction and real beauty. Others carry decorative touches and accents of color with marked success. Two or more decorative colors, usually well grayed out, may be used with charming results on some of these English houses. Brick, so popular in English construction, either alone or in combination, of course carries its own color note.

Altogether, the factor of color in successful architecture is an intricate and fascinating study, and one not to be covered in a day. You should not fail to give the matter careful consideration in planning your home.

NOTE. We will, on request, suggest an appropriate and successful color scheme for any of these houses, when plans are ordered from us.

ANYBODY CAN PLAN A HOUSE

YOU can. Try it! You will be surprised to find how interesting it is, how many things you will have to think about. It's the best indoor sport ever invented, and will do more to clarify your ideas and help you find out just what you really want and do not want in your home.

Relationship of one room to another; easy connections; step saving between rooms and within rooms; right room proportions for pleasing effect; right placing of doors and windows, ventilation and proper artistic balance; placing fixed features in their right places, neither too far apart nor too close together; arranging space for furniture in convenient positions and desirable groupings, with adequate light where needed and from the best lighting angle; deciding what and where shall be the dominating center of interest in each room, utilizing every inch of space to its highest degree of serviceability; locating electric lights, service plugs, up-to-date service and decorative features, etc., to the best possible advantage—these are some of the things to be kept constantly in mind when laying out a floor plan for any house.

All these points of a good house have been considered in making these type plans, each of which we think is a model of its kind and cost. If you have other ideas, you can and should outline these things for yourself in a preliminary sketch, no matter whether you finally have your plan perfected or choose one of our type or standardized plans. When it comes to the completed plan, including the fine special details, service, construction methods, etc., you will need help if your house is to develop into a thing of distinction instead of mediocrity. This expert help we are prepared to give at a reasonable price which you can not afford not to pay, if you can afford to build at all.

THE WELCOME HALL—Big reception halls are not in demand. The entrance hall or vestibule with wrap closet is desirable.

Entrance hall for the least expensive house plan not often possible. It requires a different sort of room planning than the straight front or rectangular plan.

THE LIVING ROOM—This is the comfort room. The family room. The room of good cheer. The music room. The entertaining room. The reading room. The room where visitors get the best impressions of the family. That is why we plan the living room big. It can never be too large. One's soul can expand in a large living room. Likewise we design it often with lofty, vaulted or studio ceiling and wall higher than ordinary rooms—a spiritual quality. The fireplace is a necessary feature to warm the heart. Artistic modern furniture requires floor space and background. The young folks need large space for entertaining and dancing. It keeps the hat-rack filled.

THE DINING ROOM—Used twice a day or maybe only twice a month if there is a breakfast room. As this room is put to less use than others, the dining room is assuming a less important place in the modest home. It is seldom as large as in former times, so we keep the size down to actual requirements. In many houses where cost counts most and mother's strength must be conserved, a cozy breakfast room or nook eliminates the dining room entirely. Built-in buffets and china closets are not much in vogue.

THE EVERYDAY ROOM—The breakfast room is frequently the study room. Also the sewing room. The room to keep the baby in while the mother works in the kitchen. The room that need not always be in order. It is the get-together room where the family can talk over intimate things about the roundtable. So we plan it small. We provide plenty of windows. We try to connect it with the dining room so it can be

used as a halfway station or serving room to the regular dining room. It may be the only connection between kitchen and dining room, serving even better than a butler's pantry.

PLEASANT, WORKSAVING KITCHENS—Here is the room that taxes the engineering skill of the best architects. The modern kitchen is likely to be small and compact. We try to compass all the facilities within a yardstick radius. It must save steps; it must save time. It must have ample cupboards. We try to plan them handy to sink and range. We try to place the range close to the sink and it will get natural light from the left if possible. We aim to keep both sink and stove out of direct line of sight from the dining room.

We make sink drains long, extending under hanging cupboards, with tiled counters and backing. When possible we set a cleanser case like a medicine case between windows for convenience and to take away the glare of outside light.

We often plan a "draft cupboard" or "cooler." This is a special ventilated cupboard which is designed for cool air circulation on the flue principle. Very inexpensive and effective if done right. Practical in all climates and a great ice saver but not a refrigerator. Cupboards all built to the ceiling.

We make special large scale detail drawings for the kitchen facilities and for other interior features.

THE CHUMMY BREAKFAST NOOK—It saves so much work that it is generally considered indispensible now. A home without a nook or breakfast room of some kind is almost unsalable in some parts of the country.

We plan the nook in a corner if possible to get light and air two ways. It should be the lightest, cheeriest place in the house, with east or south exposure. The nook is often separated from the kitchen by an arch but may be an ell off the kitchen.

Some nooks we plan with seats built in and movable table; such nooks can be narrow. Nooks for regular breakfast table and chairs should be larger.

OVERSIZE CLOSETS—Bedrooms are growing smaller. We are paying more attention to making closets correspondingly oversize. An area of 15 sq. ft. is about the minimum and from that on up to 25 sq. ft. or more. We try to locate closets for light and window ventilation. We always put good *wide* shelves in them, rows of hooks, clothes pole, base board shoe shelf or shoe rack, often a case of drawers, always a screened vent to attic.

COMFORTABLE SLEEPING ROOMS—Generally three pieces of large furniture are provided for. We try to save one wall space for twin beds. Plan so that a double bed may be moved about in two or three different positions. Windows and doors are spaced accordingly.

INTERCOMMUNICATING HALLS—These are universal. They are necessary for privacy and quiet, and save miles and miles of steps. We do not always connect this hall with the front rooms, as very often the extension of this hall, desirable in itself, provides instead one or two badly needed closets. Each square foot given up to a hall costs as much money as other square foot space; with a long hall we simply have to add so much to the length of the building to provide necessary closets. Cost decides; shorten the hall and cost is reduced.

BEAUTIFUL SANITARY ROOMS—Bath rooms are larger than years back. Even the commonest bath rooms are now being floored with tile; the best with colored art tile wainscotings and pattern designs.

The pedestal lavatory is the rule in all good work; also the tiled-in or enameled floor tubs, often sunk into the floor, Roman style. Towel cases of some sort are invariably built in. Glass or enameled towel bars, grab bars, recessed soap dishes, electric heater, etc. A shower arrangement with curtain is popular. The idea of a separate shower is growing. Many comparatively small houses have two baths.

BACK TOILETS—A separate rear toilet is necessary for comfort and saves much traffic through the house. An extra lavatory in it or in the inclosed porch adjoining is very desirable if there are children.

ENCLOSED PORCH SAVES THE KITCHEN—Here, as in the kitchen, is where California plans are likely to differ from "eastern" plans. Yet, in any climate and particularly in a cold climate, a permanently inclosed back porch entry should be considered a prime necessity. Inclosed with high openings, screened or glassed, or both, similar to a sun room, it keeps out the weather, dirt and flies. It may be small but is better if rather large; it may be heated like any room—a regular sedan porch.

It makes possible the compact kitchen with facilities compassed in a small space. We provide for refrigerator (so iceman does not go into kitch-

en) broom and wrap closet. At least one laundry tub whether basement laundry or not. Washing machine space, vegetable box space. Water heater space if no basement. We never put water heaters in kitchen if avoidable; keep kitchen cool.

BASEMENT STAIRS—We invented the Combination Grade Entrance with stairs opening off it to the basement and the inside steps up to the floor level. This saves the expense of any outside stairs to basement. It gives absolute protection from the weather and is a safety feature in a cold climate. If no cellar or basement is wanted, the space given over to stairs provides the needed additional porch room.

SEDAN BEDROOMS—The modern sleeping porch is glass inclosed. We design them with drop sash disappearing into wall pockets like Pullman sash or with casement sash that open out or open in; sometimes we use the sets of sashes that bunch together and slide clear to one side. In mild climates the older screened porch with curtains still serves the same purpose.

SUN ROOMS—In many California houses the front rooms are virtually sun rooms, yet sometimes a separate sun room is desired. This is sometimes arranged at one side. An inexpensive way is to glass in a front porch.

IMPORTANT as space planning is, it is only the start of completely planning the home. The little floor plans in this book are just a condensed outline of the outstanding features of arrangement. Each complete plan from which the builder works is drawn to a much larger scale. A great deal more information can be and is supplied in the working plans.

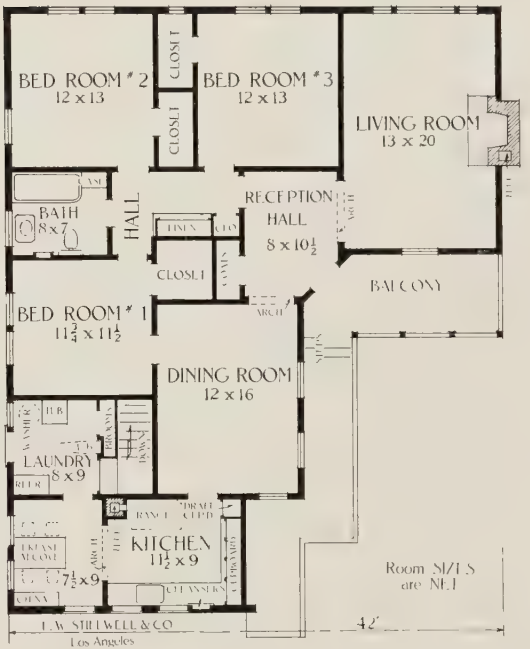
Of course, with only a floor plan and picture anyone can build a sort of a house and avoid spending money directly for plans. But that is the "penny wise and pound foolish" idea. Even a completed floor plan is but a small part of the contents of a full and complete set of working plans. *See page 68 for brief statement of contents.*

It is sometimes imagined that architects and designers do a lot of unnecessary work on plans. That is not true. Two of the practical purposes of plans are: (1) to save money, and (2) to insure best results for the money spent. Complete plans are in one sense a house pattern and in another sense the house modelled on paper. Our plans provide for everything necessary to good results. They contain nothing but what is essential and desirable, no matter who does the building or what kind of a contract is made.

Builders of large structures of every kind desire good plans. Wealthy people get architects' plans for their homes because they know that such plans are not a luxury but a necessity, and that good business justifies the comparatively small initial expense. The smaller house—your house—needs complete planning; you can not afford to neglect it or to belittle the advantages (*See pages 66 and 68 about advantages and cost*).

One of the distinct advantages of our plans is their exceptional practicality. They are made by men of mature judgment who have worked outside and inside and who know all climate requirements, northern as well as southern.

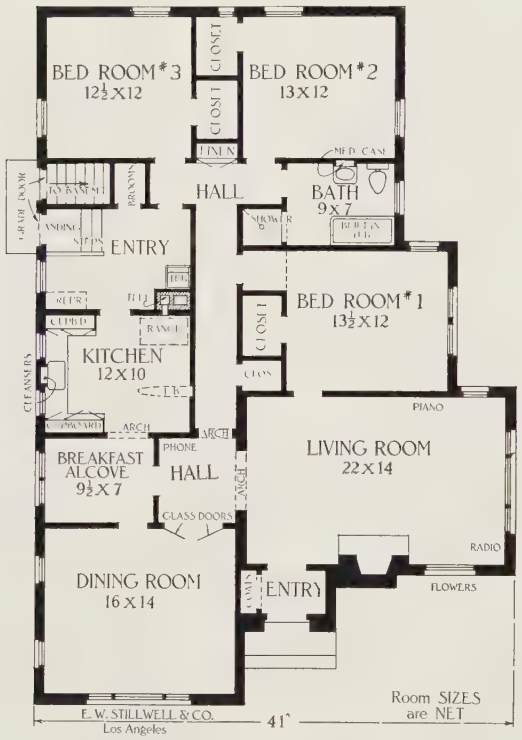
These plans are very easy to read and understand. If the man of the family is too busy to be burdened with the business of building, wife or daughter easily may familiarize herself with details and supervise both construction and finishing of the house. She will find nothing complicated or obscure in our plans.



THE problem of the backward sloping lot is satisfactorily solved in this house with the basement garage. It is a frame constructed stucco house, with all-tile roof.

The living room is quietly separated from the rest of the house and takes advantage of a fine view by a wide landscape window with side lights which open. The bedrooms being so high above the yard have all the airiness of a two story-house. One of the best features is a large breakfast alcove. In many situations of this sort it is a good idea to set the kitchen to the front when it can be so well camouflaged.

No. E-37. See pages 66, 67 and 68.



STRENGTH and character are expressed in this substantial English house of brick. The high pitched roof is covered with wood shingles which are long lasting and durable if the right kind are used and properly nailed.

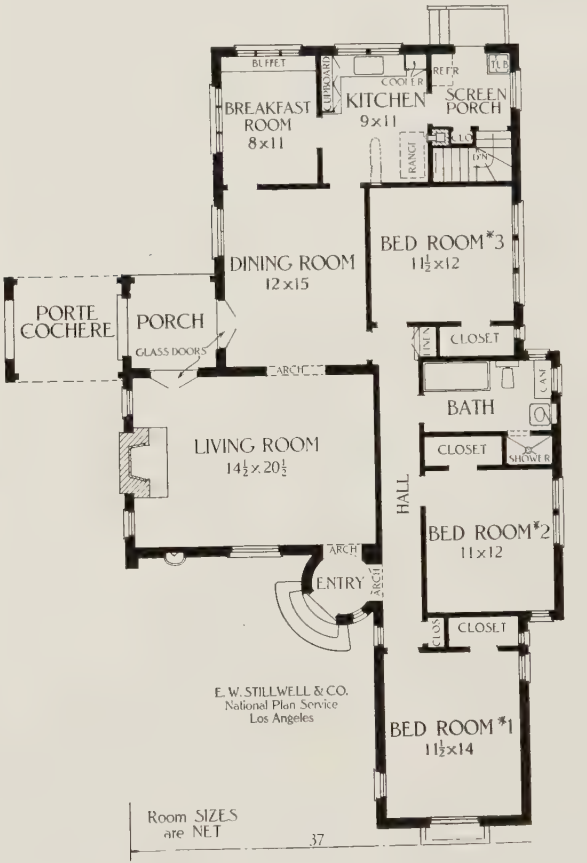
The outstanding feature of the arrangement is the way the square hall effects all desired connections. It makes beautiful interior effects possible. The safety feature of inside entry steps is something we work into all our plans where practicable. There is a high attic that may be made usable by the installation of a patented counterbalanced disappearing stairway.

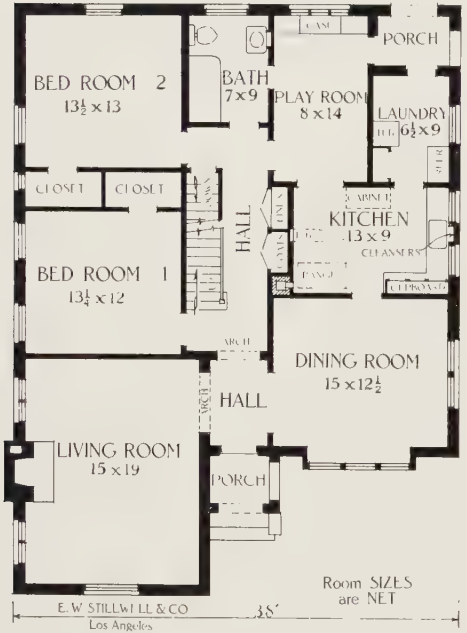
No. E-38. See pages 66, 67 and 68.

A FRENCH type house of rare charm and distinction. The walls are of plaster and the roof of shingles. A flat-roofed dormer breaks the roof expanse and serves for ventilation, as does also the small window in the tower gable. Additional ventilation is secured by the tiles under the cutoff front gable.

The recessed doorway of the characteristic tower leads into a small circular entrance hall, from which easy access is had to all sleeping rooms as well as to the living room. The arched window with its grille footing is an excellent feature. A rear porch and porte-cochere add to the general ensemble of comfort and convenience combined with a charming new-old world exterior.

No. E-39. See pages 66, 67 and 68.





A BRICK house of simple but thoroughly satisfactory lines. A few clinkers lend variety to the wall surfaces, and gable ventilators relieve severity. The composition roof may be replaced by tile or shingles with happy results. A bright awning over the living room window group, and flanking rose trellises add lightness and decorative charm.

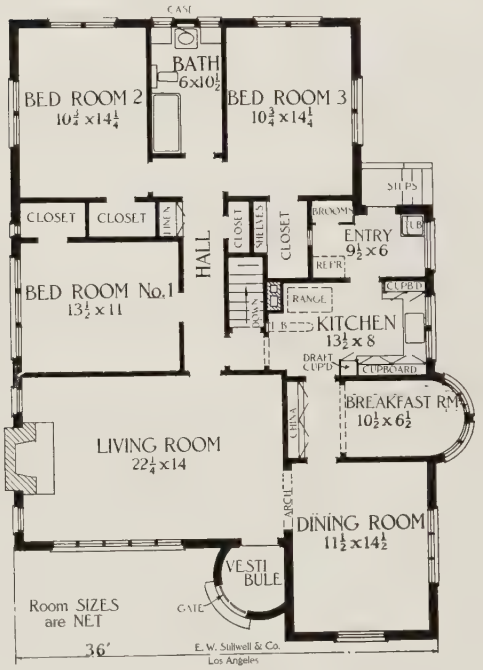
The interior arrangement is compact and completely modern. The dining room has splendid light from many windows. The playroom may be used as a sewing or utility room if desired.

No. E-40. See pages 66, 67 and 68.

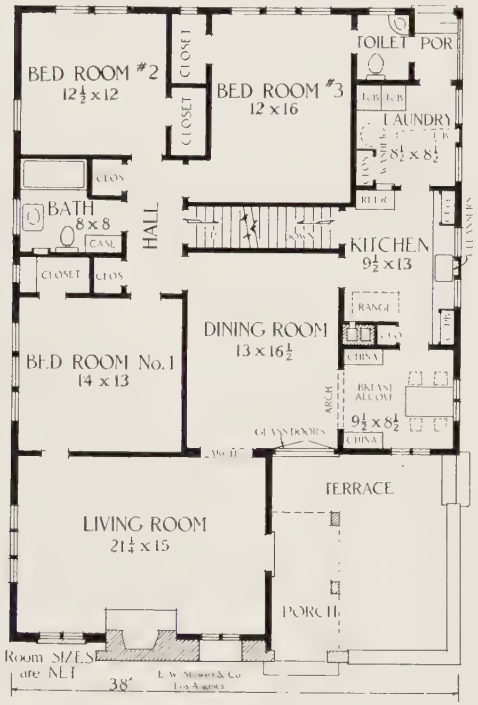
ONE of the most difficult problems of the designer is to make the small brick house beautiful in an inexpensive way. The French style with round chateau tower is a pleasing solution here.

In the entrance is a beautiful wrought iron gate which makes it far more attractive. Note brick edgings around the cornices and corners. The variegated shingles laid at random give life to offset the duller brick of the walls.

The room arrangement is a model of convenient planning. The breakfast room is partly arched off with a sort of passage way that has an immense china closet to serve both rooms.



No. E-41. See pages 66, 67 and 68.



No. E-42. See pages 66, 67 and 68.

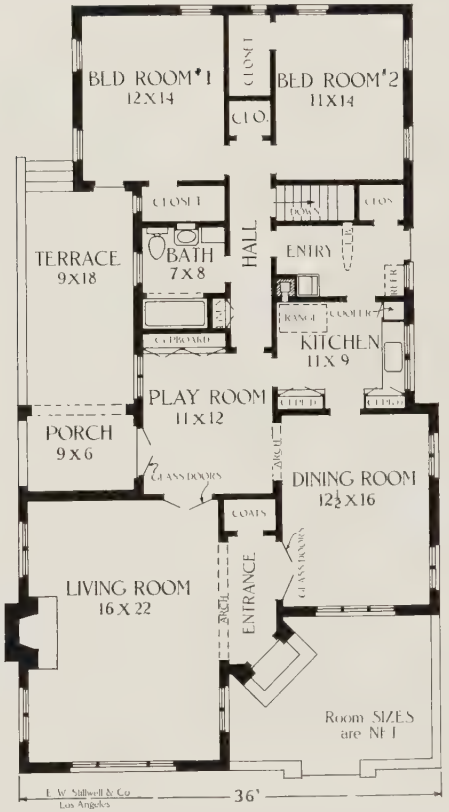
THE combination of brick and stucco is a popular one in the one-story English houses and is worked out delightfully here. The chimney, gable end and terrace wall all tie together beautifully. The lightness of the stucco is a pleasing contrast, but there is no reason why the whole design should not be of brick if one prefers.

One of the pleasant features of the plan is the front breakfast alcove which is really room size. It is off the dining room and helps supply light for that room.

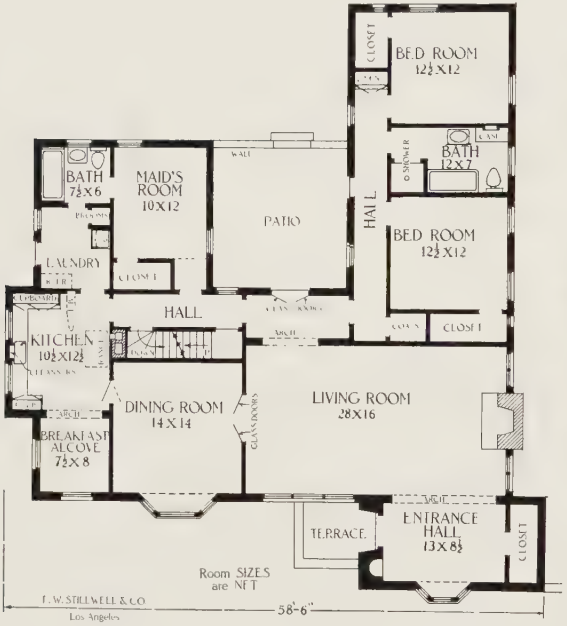
The house has a serviceable storage attic with stairs. Note the open back porch, giving protection to the laundry entrance.

A CAREFULLY designed English type house of sturdy brick construction. It has a walled fore court very unusual in this type of house, but excellently worked into an appropriate and desirable feature. Cut-off gables add to the general appearance of substantiality and solid worth. The living room window group is gracefully arched.

The attractive corner entrance is practically a part of the living room. There is a side porch with terrace, a play or study room and every modern improvement that one can desire. One of the most satisfactory houses to be found anywhere.



No. E-43. See pages 66, 67 and 68.



A RATHER wide house of brick with colored mortar joints. The shingled roof shows a wide unbroken expanse, but is so well lined that it does not become monotonous. The slightly lower front and kitchen gables effectively relieve the severity of outline. Stepping stones lead from the street to the small front terrace, from which a recessed doorway opens into an entrance hall.

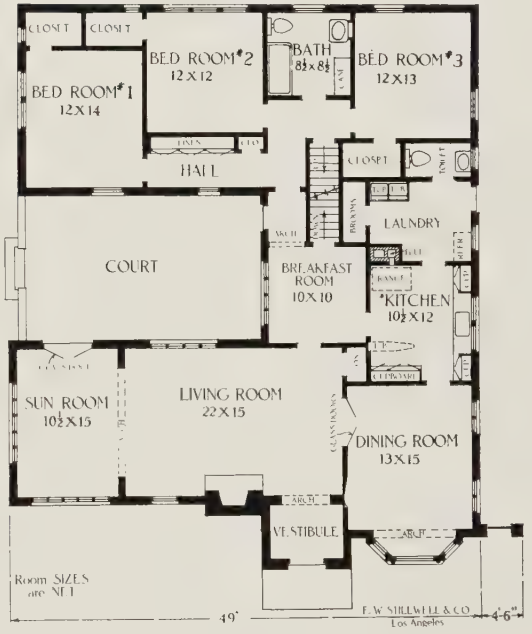
Sleeping and service quarters are separated by a rear patio, but easy communication is secured by a cross hall at the rear of the living room. An attic stairway is provided as the high roof affords good storage space high enough for rooms. An inviting and exceptionally meritorious house.

No. E-44. See pages 66, 67 and 68.

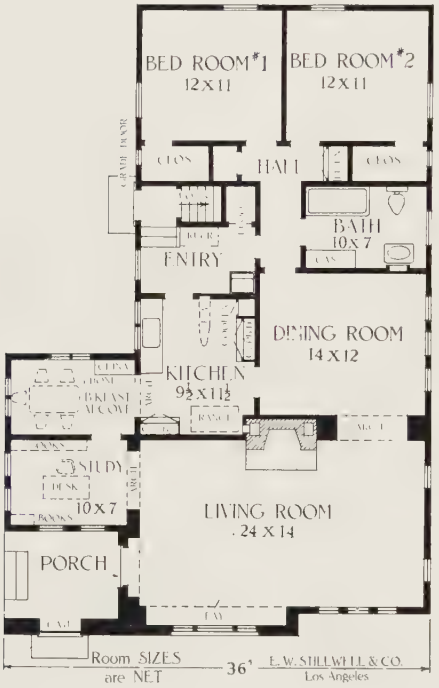
MANY interesting things can be done in brick and especially so if one has frontage enough to work with. So far, the English style or adaptations of it seem best suited to brick and this is a remarkable specimen of that construction.

The bay window is exquisite in detail, having floor length leaded glass casements. What is now the sun room, once would have been an open porch.

The breakfast room utilizes part of what would otherwise be hall space, so there is economy here as well as strategic location. The hall door to the paved court is a valuable feature. This court makes it possible to have the halls well lighted. A really beautiful and practical home.



No. E-45. See pages 66, 67 and 68.

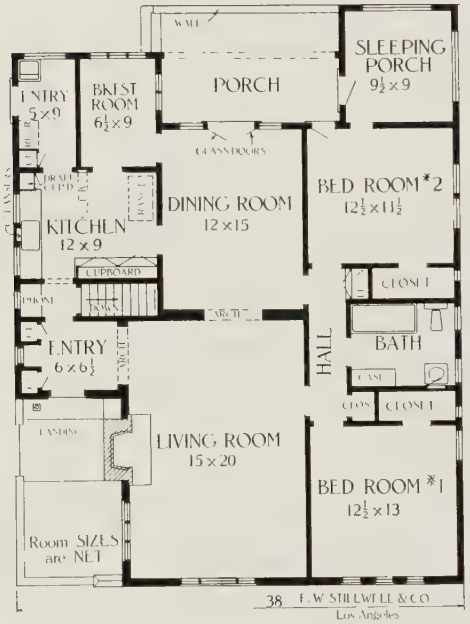


AFTER all, there is nothing so pleasingly homelike as a simple white or light-tinted English design. This is a frame building with double shingled courses on the roof. The plan is original in several ways. Off the living room is a little special room suitable for a study or office. The several deep-arched openings make a wonderful interior effect. The arch to the study is repeated by the arch for the doorway. The transom windows are close to the ceiling.

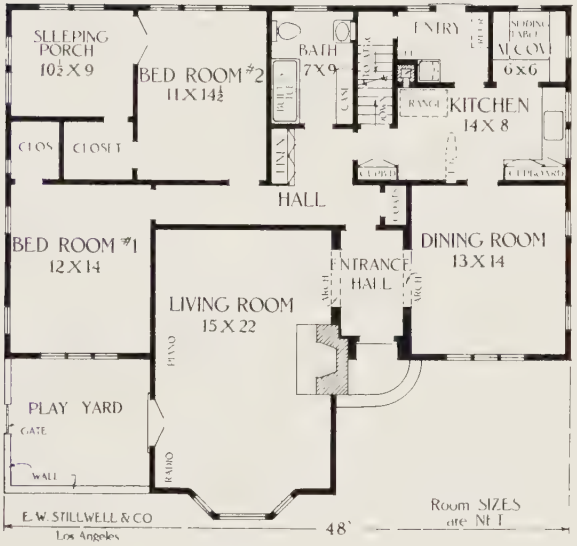
Some families might prefer to throw study and breakfast alcove into one dining room and make a bedroom of the original dining room.

No. E-46. See pages 66, 67 and 68.

A CLEVERLY designed and unusually attractive English house of stucco with shingle roof. Brick or frame wall construction may be used with equally good success. The wind sheltered entrance is an unusual and interesting feature. The large front window with its ornamental panels and the diamond-paned group under the low roof elevation are other points for special notice. Three ventilator tiles serve a double purpose in relieving the plain gable by a pleasant note of color.



No. E-47. See pages 66, 67 and 68.



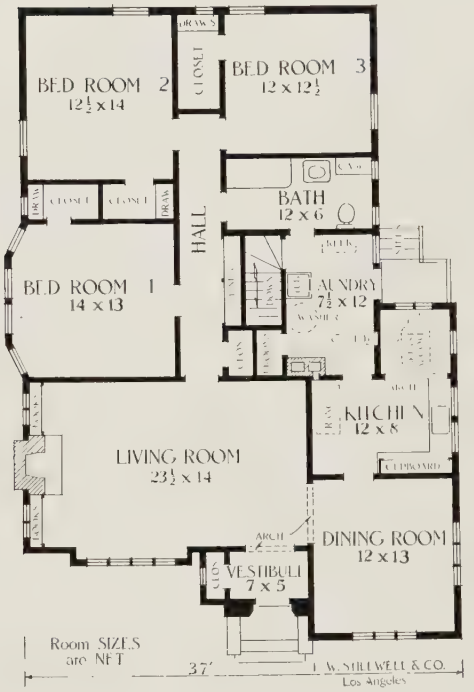
A PLEASANT and inviting appearance is achieved in this English stucco house of thoroughly good lines and many livable qualities. The walls are of plaster in rough finish and mottled colors. The lines of the shingled roof are pleasantly broken up by gables, low elevations, and cut off-end gables.

The large bay window is a noticeable feature of both exterior and interior value. There is a small walled many-purpose yard at the front. Stairs to the storage attic are provided in the plan.

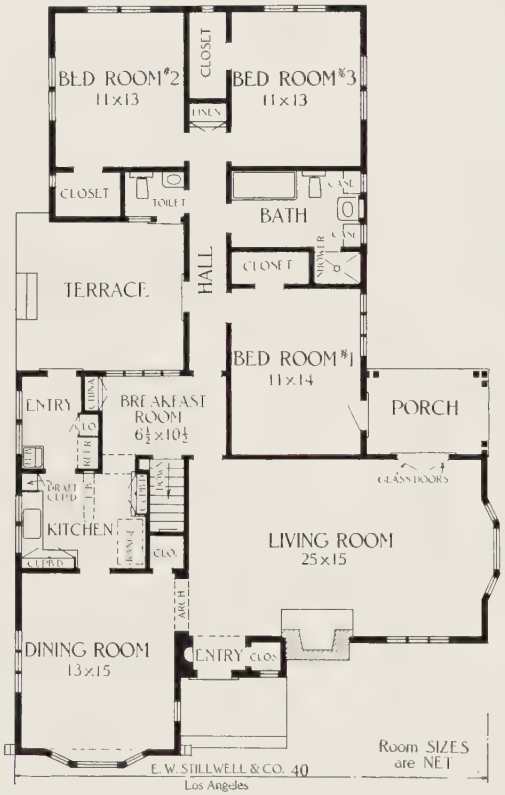
No. E-48. See pages 66, 67 and 68.

ONE beautiful feature of this design is the way it fits the hillslope. The pulled-down effect of the roof over the coat closet and delicate handling of the doorway are both fine. There is a liberal use of half-timber detail that gives a feeling of strength.

The living room is big and is splendidly lighted by the wide set of tall casements. The breakfast alcove gets light two ways and the worker at the sink can look out to see who is at the door. The laundry porch is very large; in fact the whole house is laid out on generous lines. One of the finest.



No. E-49. See pages 66, 67 and 68.

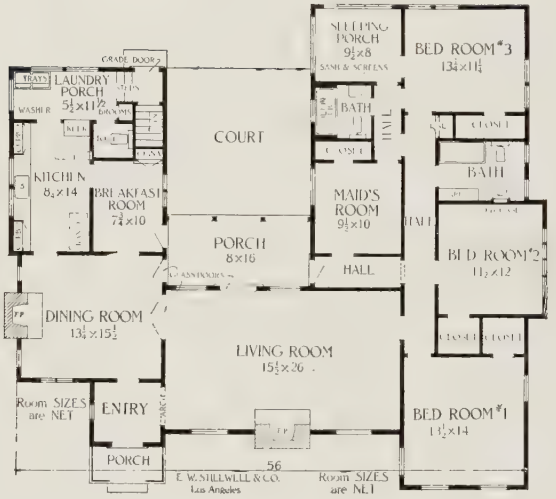


No. E-50. See pages 66, 67 and 68.

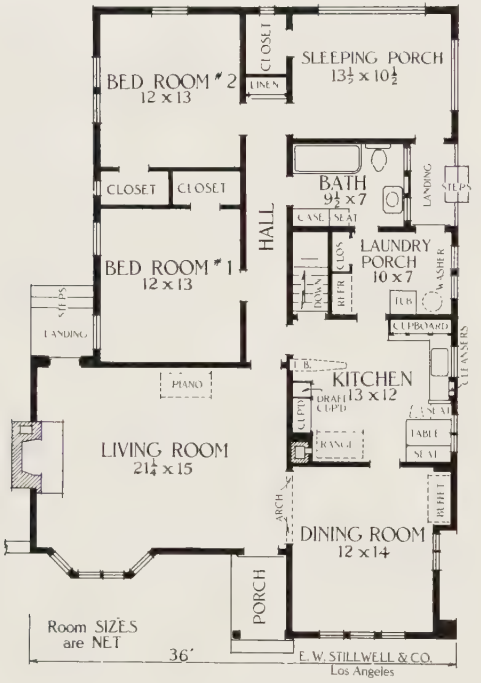
THE lines of this house indicate very substantial construction; almost massive. It is a frame and stucco building, which would work out beautifully in brick as well. A peculiarity of the chimney is the octagonal English flue shape with pots.

An unusual feature is the corner porch with door from bedroom as well as from living room. There is exceptional sanitary equipment and immense closets. One of the new ideas is the accessibility to the hall by having the open terrace. Awnings add a pleasing note of color.

THIS is said to be one of the English designs so perfect that no change could improve it. It is of wood frame construction with the wavy lined shingle roof. The design needs a wide lot. The high eave line of the living room gives a feeling of height to the central portion; it also provides for the raised ceiling within. The door and doorway are beautifully detailed. Notice the excellent porch connection between the two main parts of the plan; this avoids travel through the living room. This porch could be closed in but is better if kept open. A splendid general plan.



No. E-51. See pages 66, 67 and 68.

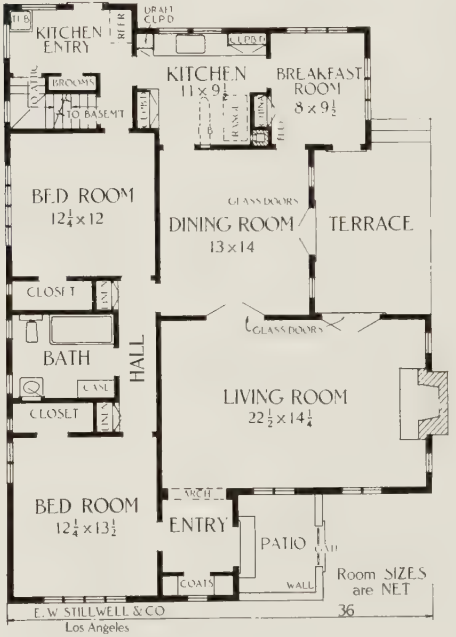


THIS is an uncommonly good application of the English style to an extremely popular general plan. The half-timber construction with paneled brick bases under the two window sets is a strong and pleasing effect.

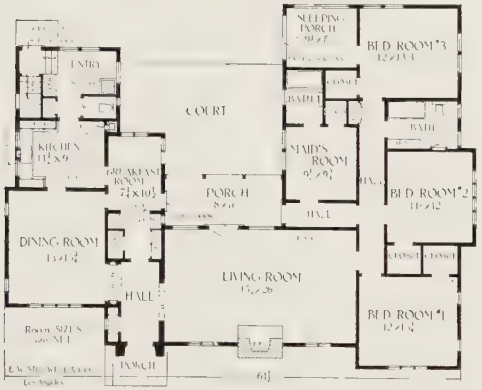
Any arrangement that brings the dining room and living room both in front is always well liked. Besides that the plan has fine communications through the rear parts. Note especially the big service porch and the outside areaway or light court landing that provides a door for the sleeping porch. A satisfactory home from every point of view.

No. E-52. See pages 66, 67 and 68.

A QUALITY house in every respect, with an unusually cheerful and inviting appearance. The sweeping roof line is exceptionally well done, a factor of great importance for many otherwise good houses of this type are spoiled by poorly designed curves. Awnings give a high color note as well as adequate sun protection. A small front patio gives an intriguing air and privacy to the entrance. Walls may be of brick or wood as well as stucco. One of the eminently successful.



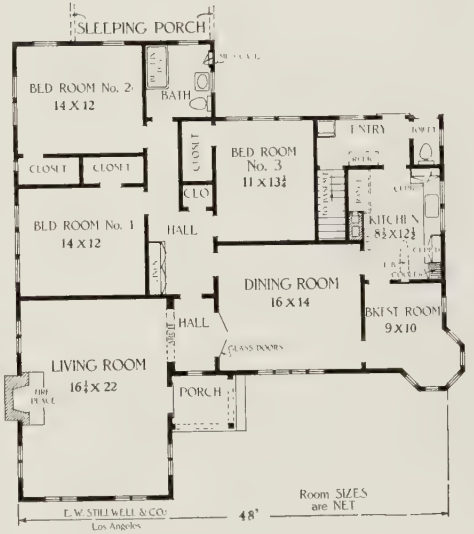
No. E-53. See pages 66, 67 and 68.



DIGNITY, hospitality and good form are equally well exemplified in this fine English home. Many gables and broken wall lines lend variety to the rather wide front, but all are so finely proportioned as to create an atmosphere of harmony and repose. The large shaped chimney with its clay pots is a noticeable point of interest. Brick or wood construction may be substituted for the plaster with equally good results. The roof is of shingles. The rear porch and court are pleasant features of the plan. An exceptionally fine home.

Our "South-West Stucco Homes" book shows a condensed plan of six rooms for this design.

No. E-54. See pages 66, 67 and 68



THIS is a quaint country type of house of strong individuality. The frame walls are covered with stucco with a hand applied effect. The shingles are laid with the interesting uneven lines. The lifted central eave line over the quadruple window set is pleasing and the little peak breaks the straight ridge line.

The porch supplies the entrance, but the door could as well be placed in the connecting hall. The access to the rear hall across the rear of the dining room is good; also one could have a door from bedroom No. 3 to the back entry. This is a delightfully homelike and appealing design.

No. E-55. See pages 66, 67 and 68.

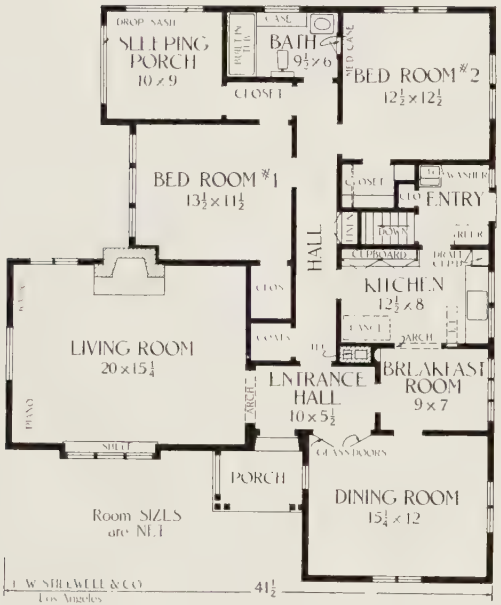
THIS house is conservatively solid English. It is a frame building. The wide clapboarded gable peak ties the roof slopes together beautifully.

On account of the break in the side of the plan for the open air terrace, the plan looks big for a five room (breakfast room) arrangement but the total area is not excessive. A most attractive house of the smaller class.

No. E-56. See pages 66, 67 and 68.

A SMALL house of quality and undeniable artistic merit. It is simple in design as all small houses should be, but so excellently designed as to satisfy the most discriminating taste. The high roof gives an air of dignity and importance often lacking in the small house. A right choice of color trim, accentuated by the awning, is a prime factor in creating a consistent charm. Window side panels and a long slotted ventilator are small decorative touches that add materially to a satisfying ensemble.

No. E-57. See pages 66, 67 and 68.



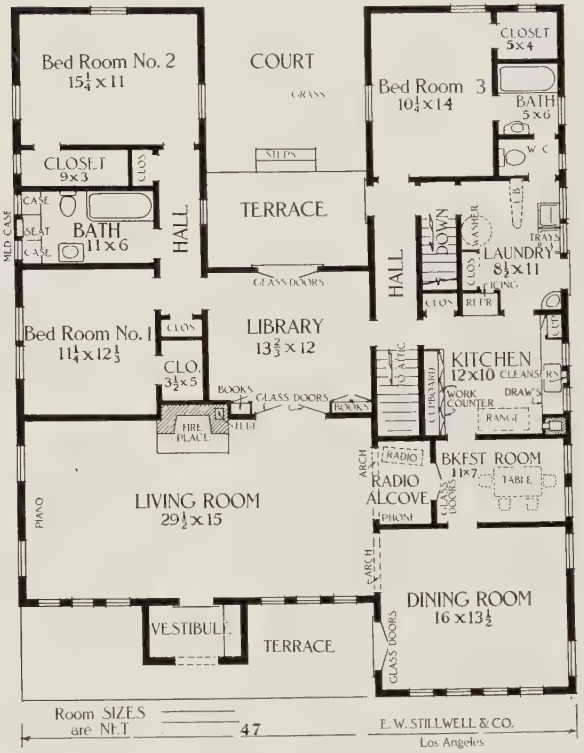
AN excellent and appealing treatment of a simple and popular basic construction. A strong color contrast, simplicity and strength are the outstanding impressions. Timbered gables soften the contrast and tie the roof and wall together in a satisfying manner. The entrance with its half-timbered gable, grouped corner posts and spindle grille above the brick work, is a dominant feature of the design, and strong window trim helps carry out the contrast idea. A real home in which anyone may well take pride.

No. E-58. See pages 66, 67 and 68.

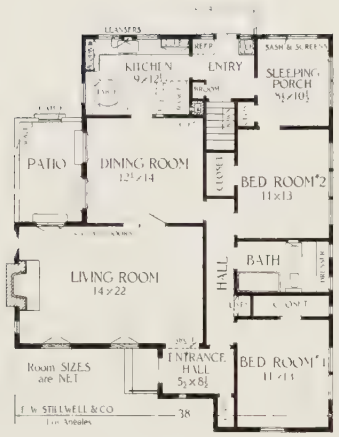
THIS is one of the broad fronting homes that must have a wide plot so that suitable planting can be developed to make the setting.

The general form of plan is that which is so popular in California, suitable anywhere and particularly in the South. In laying out the plan special care was taken to open up communications for the rear so access to the different parts need not always be through rooms.

There is a very large attic. Rooms there may be finished off quite comfortably if insulation is used to stop the penetration of heat through the partly sloping ceilings. Highest quality in every point of design and detail.

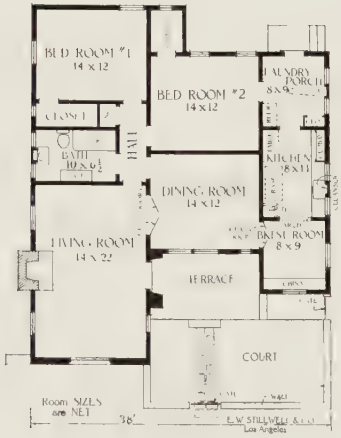


No. E-59. See pages 66, 67 and 68.



THE low effect in the Spanish style with the house taking up as much of the lot width as possible is generally popular. However, the house often is higher behind if the lot slopes or if a fill is made in front. To realize the striking effect of such a design one must visualize the colors in the stucco, tile and gay window drapes. One of the finest.

No. E-60 A. See pages 66, 67 and 68.

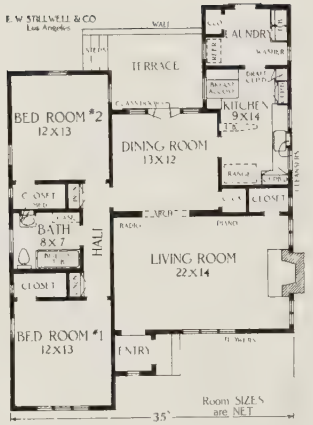


THIS is a wonderful house, comparatively small with a palatial living room. The heavily draped plate glass view window arches up to a vaulted ceiling. The large swing terrace and fore court are an interesting substitute for the older porch.

No. E-60 B. See pages 66, 67 and 68.

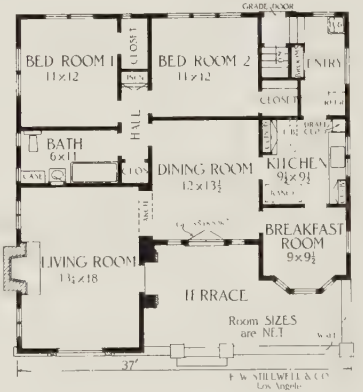
A NEAT design with half-timber over stucco on frame walls. It has the feature of an entrance hall and wrap closet more often seen in larger homes. The dining room looks out into a back lawn framed with flowering shrubs. The light breakfast corner in the kitchen is a noteworthy item.

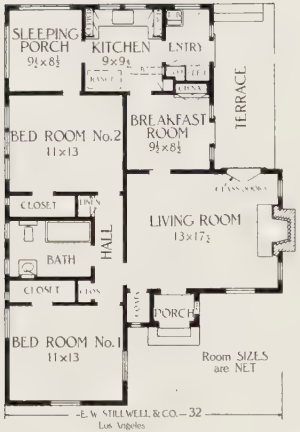
No. E-61 A. See pages 66, 67 and 68.



IN this stucco house there is a liberal trimming with brick. It could be all brick or all stucco, but the combination is always a pleasing variation. The roof is worked out with the wavy thatched effect. Notice the brick walled front terrace, the excellent front window, breakfast room bay and consistently cut gables.

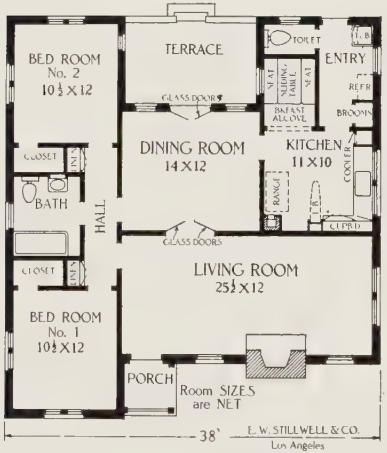
No. E-61 B. See pages 66, 67 and 68.





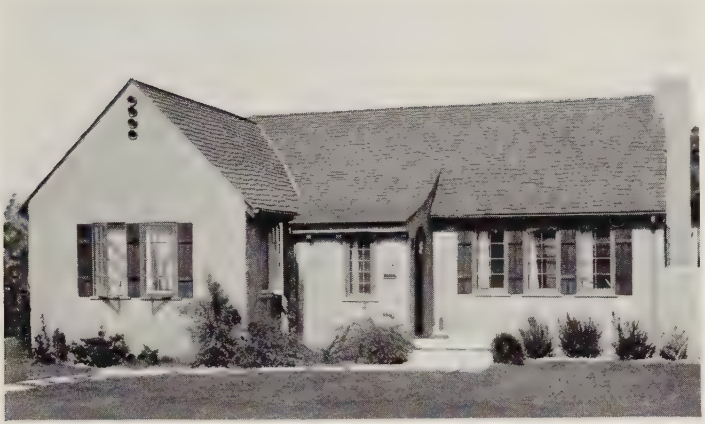
SIMPLICITY with originality of roof line gives this little house an individual flavor, but to appreciate its value one has to imagine the color harmony. The side terrace porch is one of the most practical features imaginable and costs little.

No. E-62 A. See pages 66, 67 and 68.



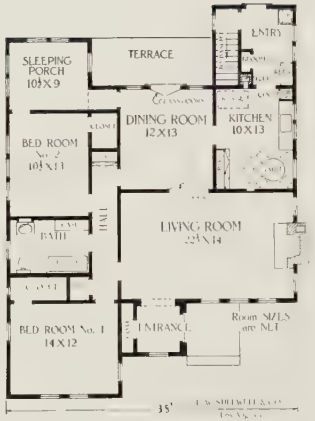
THE thick walls of this plan suggest masonry. The roof is shingles with double courses to emphasize the horizontal lines of the design. This to many is desirable as it gives the effect of hominess growing out of closeness to the earth, something that is characteristic also of the colonial style.

No. E-62 B. See pages 66, 67 and 68.



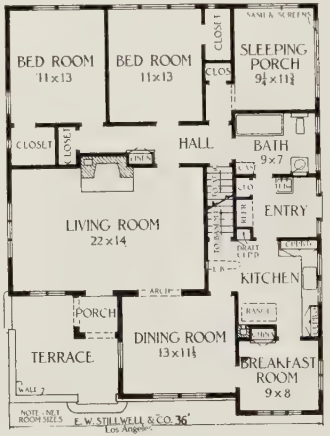
THIS is a pleasing design with the lines of a broad front. It is quite inexpensive with solid frame walls and good shingle roof. The plan is a popular one with well-placed sleeping porch. Note corner in kitchen reserved for breakfast table.

No. E-63 A. See pages 66, 67 and 68.



THIS is an English type that attains perfection with half-timber and well-pitched roofs with the popular thatched effect. The plan is a most comfortable arrangement of seven rooms, all easily accessible.

No. E-63 B. See pages 66, 67 and 68.



THE simplest lines here bring out the great charm of rather a small house and make it appear large. Frame walls and shake-shingled roof. Note how the dining alcove opens into the living room in a way that allows table extension into that room.

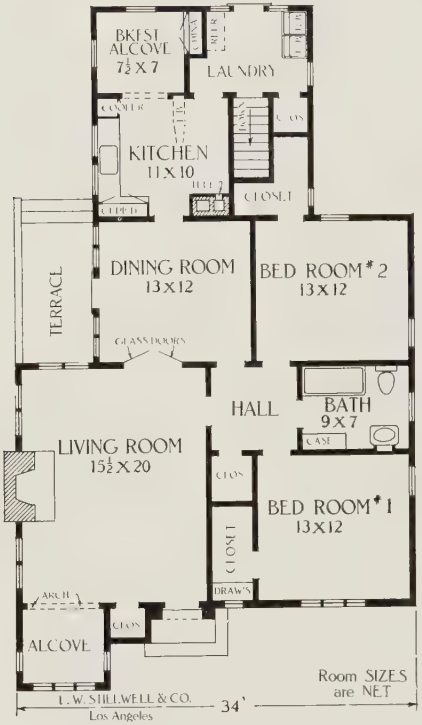
No. E-64 A. See pages 66, 67 and 68.

THE old-fashioned hip roof has again attained popularity; it has the double advantage of beingthe least expensive and at the same time attractive and comfortable in warm weather. The roof projects enough to give some wall protection that is desirable when stucco is used. A variation of this plan might place a dining room where we have the kitchen now.

No. E-64 B. See pages 66, 67 and 68.

THIS is quaintness to a marked degree. The doubled pulled-down effect of the sweeping roofs is very engaging. The awning and outside window drapes produce a striking color combination, not often found in the English style houses.

The little study alcove is a very desirable addition. Note the large size of the bedrooms, bath and dining alcove. Closets are the oversized type.



No. E-65. See pages 66, 67 and 68.

Cost of Building

THERE are often misgivings and needless uncertainty about cost. Yet cost can be determined beyond peradventure of a doubt before one starts to build.

First of all, it should be realized that a home is an assembled product, a specially built-up structure with practically all qualities and all equipment of a selectable nature. There are differences in quality of workmanship and of materials. The owner generally decides both; workmanship quality by the kind of builder he chooses to deal with; structural quality and the more visible finish quality by his selection of wall and roof materials, plumbing, interior finish, etc.

One of the chief functions of a good contractor is to be a good estimator. It is his business to be familiar with local conditions and be ready at all times to express an opinion on cost.

Climatic requirements affect the cost. Labor and some materials vary in different parts of the country. The methods of good building are virtually standardized throughout the country and our plans and designs are used everywhere with slight adjustments, but the cost is entirely governed by conditions that are not general or uniform.

Remember this: *If the bid cost on any of these plans turns out different than expected, you can exchange your plans for the plans of some other house.*

Ready Reckoning of Cost

FOR practical purposes the cost can be quickly estimated before getting plans.

Take the total floor area from the opposite table and multiply it by the cost per square foot of other recently built houses of similar size and quality in your locality.

Average the square foot cost of two or three houses, making allowances for differences in the house you have in mind, and you have a reasonably close unit cost for a preliminary estimate. If you prefer to have someone else do this, go to an experienced builder or lumber dealer or bank appraiser. They are always glad to advise free of charge.

We are willing to give an opinion about what any one of these houses will cost (average quality) in California, or anywhere else if you will supply ample questionnaire data on which an opinion may be based.

Advantages of Complete Plans and Material Lists

ACCURATE estimating and pride of workmanship are the objects of every worthy builder. In order to accomplish his best work, the builder needs better plans than he himself can make. He has not the highly specialized training and can not afford to spend sufficient time to make plans and design complete. The best plans do these things:

The best plans produce the most beautiful homes.
—provide the most up-to-date improvements
—save time of builder and mechanics
—save material and avoid changes
—reduce the cost of millwork bids
—enable a contractor to bid closely
—eliminate controversy
—are bankers' security and get bigger loans
—make building a pleasure for owner and builder.

Complete detailed plans, especially if supplemented by carefully prepared, itemized, easily verified material lists eliminate the irresponsible builder who often is obliged to resort to subterfuges to cover up mistakes. No owner wants to pay for "extras" or to have his home "cheapened" and thus lose more money than good plans cost. If you must economize, don't do it by accepting "cheap" or "free" plans, but by getting the best plans and writing into your specification blanks the inexpensive qualities.

With *complete* plans and an accurate material list (which can not be made unless plans are actually complete) the contractors, as well as the supply houses, are put on an equal basis and will figure on the same things. Or, if the owner wishes to buy his materials and contract labor, the same desirable conditions exist.

Again, the general contractor or sub-contractor naturally wishes to hold his bid down as low as possible. Without completeness in plans and lists this too often is done to the detriment of the building and to the dissatisfaction of the owner. If contracts are based on adequate plans and material lists, it does away with skimping, because the owner can immediately check back on his delivery slips the materials on hand and a check-up can be made.

In the final analysis, both owner and builder wish to know exactly what the individual items cost as well as the entire amount of the completed building. The best house for the money is the "budget-built" house, in which all expenditures are separately itemized and analyzed.

Changes

The plans in this book are "type" plans that have been very carefully thought out. Changes are seldom needed. Minor changes can be arranged by stipulation with the builder or in the supplementary plan which we offer free on page 67.

If changes are numerous and involve modifications of design and construction, it pays better to have a complete set of new drawings prepared. The cost is not at all excessive when the importance of correct plans is considered in the general scheme of expenditures.

Special Plans

The ideal way is to have one's own home planned to order as well as built to order. A set of plans made specially for you is worth far more for immediate usefulness and for your satisfaction in all the years to come than many items of equipment or furnishings on which you will spend more money.

In the tabulation on page 67 will be found the schedule of cost for Special Plans, based on the size of the building. To have Special Plans started, outline your own ideas of a suitable plan, fill out the essentials in the questionnaire and meet us half-way with payment on account. We will then submit preliminary drawings for approval. These will be complete enough for cost estimates. *Changes in these preliminary plans will be made free of charge* so long as the general scheme is retained.

Design and Plan Number	Sq. Ft. Area Includes Roofed Porches	Builders' Plans Complete, as Shown Floor Plan Changes Free	Entirely Revised Plans and Design
E-0	2640 sq. ft.	7 cts. sq. ft. $184	8 cts. ft.
E-3	1881 "	4 " " 75	6 " "
E-4	1971 "	4 " " 78	6 " "
E-5	2140 "	4 " " 85	6 " "
E-6	1817 "	4½ " " 81	7 " "
E-7	2325 "	4 " " 93	6 " "
E-8	1749 "	3½ " " 61	5½ " "
E-9	1701 "	3½ " " 59	5½ " "
E-10	1413 "	3½ " " 49	5 " "
E-11	1568 "	4 " " 62	6 " "
E-12	1452 "	3½ " " 50	5 " "
E-13	1576 "	4 " " 63	6 " "
E-14	1473 "	3½ " " 51	5½ " "
E-15	1957 "	4½ " " 88	7 " "
E-16	2226 "	5 " " 111	7 " "
E-17	2006 "	4 " " 80	6 " "
E-18	1827 "	4½ " " 82	6 " "
E-19	1721 "	4½ " " 77	6½ " "
E-20	1458 "	4½ " " 65	6½ " "
E-21	1300 "	4 " " 52	6 " "
E-22	2089 "	6 " " 125	8 " "
E-23	2005 "	5 " " 100	6 " "
E-24	1110 sq. ft.	4 cts. sq. ft. $ 44	7 cts. ft.
E-25	1404 "	4 " " 56	7 " "
E-26	2027 "	5 " " 101	7 " "
E-27	2215 "	4½ " " 99	6½ " "
E-28	2247 "	5 " " 112	7½ " "
E-29	1515 "	4½ " " 68	6½ " "
E-30	1600 "	4½ " " 72	6½ " "
E-31	1649 "	3½ " " 57	5 " "
E-32	1350 "	5 " " 67	7 " "
E-37	1716 "	6 " " 102	8 " "
E-38	1956 "	6 " " 117	8 " "
E-39	1794 "	6 " " 107	8 " "
E-40	1678 "	5½ " " 91	7½ " "
E-41	1685 "	6 " " 101	8 " "
E-42	1892 "	5½ " " 104	8 " "
E-43	1803 "	5½ " " 99	8 " "
E-44	2272 "	6 " " 136	8 " "
E-45	2241 "	6½ " " 145	9 " "
E-46	1562 "	4 " " 62	6 " "
E-47	1606 "	4 " " 64	6 " "
E-48	1774 "	4 " " 70	6 " "
E-49	1655 "	4½ " " 74	6½ " "
E-50	1775 sq. ft.	4½ cts. sq. ft. $ 79	7 cts. ft.
E-51	2242 "	5 " " 112	7 " "
E-52	1611 "	4 " " 64	6 " "
E-53	1412 "	4½ " " 63	6½ " "
E-54	2218 "	5 " " 110	7 " "
E-55	1771 "	4 " " 70	6 " "
E-56	1424 "	4 " " 56	6 " "
E-57	1405 "	4 " " 56	6 " "
E-58	1585 "	4 " " 63	6 " "
E-59	2223 "	5 " " 111	7 " "
E-60-A	1508 "	4 " " 60	6 " "
E-60-B	1356 "	4 " " 54	6 " "
E-61-A	1307 "	4 " " 52	6 " "
E-61-B	1162 "	4 " " 46	6 " "
E-62-A	1118 "	4 " " 44	6 " "
E-62-B	1357 "	4 " " 54	6 " "
E-63-A	1485 "	4 " " 59	6 " "
E-63-B	1515 "	4 " " 60	6 " "
E-64-A	1151 "	3½ " " 40	5½ " "
E-64-B	1057 "	3½ " " 36	5½ " "
E-65	1468 "	4 " " 58	6 " "

Sq. Ft. areas are figured from Outside Dimensions and Include Roofed Porches and Roofed Driveway (and Garage if Attached to House)

DEALERS' LUMBER AND MILLWORK LISTS

Rough and Finish Lumber; Sash, Doors, Screens, Frames, Jambs, Flooring, Cabinet and Stair Materials, Sundry Items.

Cost, 1½c Per Sq. Ft. Area as Above

CONTRACTORS' COMPLETE QUANTITY SURVEY

Includes the above list and Rough and Finish Hardware, Exterior and Interior Plastering, Concrete and Cement Work, Fireplace, Chimneys and Sundries. Quantities for plumbing, wiring, heating, painting, sheet metal etc., are excluded as are all sub-contract items which are governed by conditions that are not general.

Cost, 2¼c per sq. ft. Add 1c per sq. ft. of Excavated Basement

FREE CHANGES—We will make an Altered Floor Plan if changes can best be shown that way. This will indicate only the changes in the original floor plan and it will be attached as a rider or supplement to those plans.

FREE REVERSED PLANS—If it is desirable to have the rooms on opposite sides of the building, we will furnish reversed plans.

FREE GARAGE PLANS—If requested, we supply plans for a one or two car detached garage designed to match the house.

HOW TO ORDER—If you wish to have your plans sent direct, please remit in full and we will send them, *all charges prepaid*. If you prefer to pay half on delivery, please meet us halfway in the matter of payment for plans with or without changes and we will send them, *charges collect*, with inspection privilege, through your Express Office, Bank or by Parcels Post without examination.

E. W. STILLWELL & CO.
912 California Building ⟷ 205 South Broadway
LOS ANGELES

Complete Working Plans

Foundation Plan: This shows the spacing of all walls, piers, division of the basement (if there is one) into rooms, with lights, windows, doors, etc.

Floor Plans: These are drawn to the customary architects' scale and all dimensions are accurately figured. We mark on the plan the sizes of windows, doors (usually stock sizes), locate lights, switches and plumbing fixtures.

Exterior Elevations: These are drawings that show all four side views of the house, style of windows, roofs, etc.

Construction Details: Foundation sections, walls, roof, porches, windows and all special features of design that might puzzle a mechanic or which are necessary to insure correct construction—all worked out to a large detail scale.

Interior Details: These illustrate all the special interior features like fireplace, the "built-ins" and millwork of all kinds.

Specifications: We supply a complete printed specification with blank spaces (as in other legal blanks) for the filling in of owners' selections of grades, qualities, catalog numbers, etc. This specification has the advantage of making it possible to control the cost to a large extent. We specify so much throughout the plans that this flexible form is generally satisfactory. Special typewritten specifications will be prepared by special arrangement.

Exchange Offer

If you purchase a set of type plans (as shown in this book) and should later wish to exchange them for other type plans, we will make the exchange if returned within 30 days.

Note: These conditions apply to all plans purchased from this book. Our Exchange Offer combined with our Free Change Offer fully protects your purchase.

THE BASIS OF PLAN PRICING

ARCHITECTS generally fix their fees on the basis of the cost of the building, usually 6% to 10%, which includes letting of contracts, supervision of construction, etc. When plans and specifications alone are furnished the rate is from 3% to 5%. These fees are recognized as fair and necessary considering the expense of maintaining a local office and all the time the Architect has to spend on interviews, etc.

Planning by correspondence is an economical and efficient method of cutting the cost of service. We have found from experience (since 1907) that we are able to produce high grade plans at prices considerably below what a local architect has to charge and what we would have to charge if we did no advertising or did not sell plan books. It eliminates the need of personal interviews and some of the overhead expense connected with a strictly local service.

Residential work is strictly a specialty, for which few architects are qualified by training, experience or inclination. The correspondence field offers big possibilities, but the work is of a very exacting nature. We have perfected our correspondence methods over a long term of years and so are able to produce superior plans at a price which any one can afford.

Our fees can be less than standard professional fees because of the larger number of people we serve. We have the opportunity of selling several "type" plans of each house and adapting ideas from "type" plans, all of which is economical and beneficial to our clients.

The art-science of home planning is not a stationary thing. Year by year new developments and improvements are being devised for the betterment of houses, both in beauty and utility. Today's plans on the whole are better and more to be desired than those of several years standing; and the immediate cost of production is more.

In this book we present a large number of the finest types of late designs. The latest thing in any style rightfully and necessarily commands a higher price. With this book, too, we are increasing the value of our offerings by including the extra helps mentioned on page 67, thus giving individual special service to our clients.

Of competition in the "cheap price" class it need only be said that each man puts his own price on the cost and worth of his plan service. There is the greatest imaginable difference in the completeness and working value of plans from various sources. Plans that builders make "free" are either worthless or are paid for by the owner in hidden "commissions" or in a higher contract price. Building material people also supply plans "free" but here again the cost is loaded into the lump sum price which necessarily includes every service charge.

No owner can afford to feel cheap about his plans. If he can not afford good plans, he can not afford to build at all, because the quality of the building depends directly upon the time and thought expended on the plans.

The false idea of saving on plans is the greedy hand of waste that causes more losses every year than all the fire losses. More and more builders are coming to realize (often by dear experience) that the important point is not the price of plans but the value. A slightly higher price paid for better plans is money well spent. Frequently it spells the difference between distinctiveness and mediocrity—success and failure.

It pays to employ the best architectural service possible and on the right basis. Be willing to spend enough to make sure of your plans, for after all, they are the very foundation on which you build.

We have built up a record for fine planning service since 1907. Naturally we wish to extend the scope of this service and therefore keep the cost down to where it pays owners. We are making every effort to build up a business which will merit your confidence and you can readily understand this is why we can not quote the lowest prices. Our high class service can not be duplicated at lower prices.

SEVEN STILLWELL PLAN BOOKS

"ALL-AMERICAN HOMES"

This book displays the largest variety of styles for two-story homes. Among the styles shown are English, Colonial, Spanish, Airplane and many of the composite types. Each with plans—69 in all. Price... $1.00

"THE NEW COLONIALS"

California Colonials are somewhat different from Eastern Colonials, having more of the modern built-in equipment, better arrangements, etc. There are 51 houses, mostly two story, 7 to 14 rooms. Price.... $1.00

"WEST COAST BUNGALOWS"

A book of 55 designs (mostly 6 rooms), many with two or more floor plans—95 plans in all to select from. Some stucco and Spanish styles, but more of the nationally popular, wide, well-pitched roof types, regarded by many as most suitable for all-climate conditions. Price..... $1.00

"LITTLE BUNGALOWS"

This book has 99 plans for 80 low cost bungalows. Mostly 4 and 5 room arrangements. Price.... $1.00

"THE FINE HOMES BOOK"

A collection of 65 fineat Spanish, Italian and English two-story residences. Beautifully illustrated with large halftone views. Comments with the designs make it almost like a conducted trip through Hollywood, Beverly Hills, Pasadena, etc. Most of these homes are suitable for any climate. Plans for some, but not all of these fine homes. Suitable plans will be made to order. Price..... $1.50

"ENGLISH AND ROMANCE HOMES"

[CALIFORNIA-SPANISH]

A great demand has sprung up for the new designs and new plans of these latest styles from California's Pictureland. This book shows 65 wonderful one-story types that are models for all the world. The houses range in size from 5 to 8 rooms of exceptionally good arrangement for all climates. Price.... $1.50

"SOUTH-WEST STUCCO HOMES"

Spanish, modified Spanish, composite, stucco and English types that are particularly popular in the South but many suitable for the North. There are 40 one and two-story single residences and 20 doubles, duplexes and 4-family apartments. Price..... $1.00

SPECIAL $5.00 OFFER

Two $1.50 Books
Three $1 Books
Sent Postpaid for $5

SPECIAL $3.00 OFFER

One $1.50 Book
Two $1 Books
Sent Postpaid for $3

E. W. STILLWELL & CO., 912 California Bldg., 205 South Broadway, Los Angeles, California

ALL CLIMATES PLAN BOOK AGENCY
Geo. L. Carpenter, Owner
Colorado Springs, Colorado